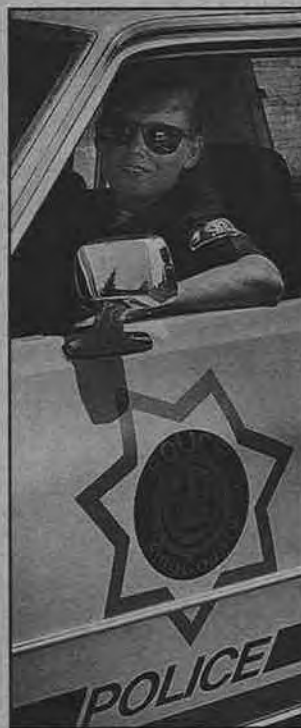




Creating the Future:



White Center Community Action Plan and Area Zoning



King County
Adopted to be in effect
November 1994

**Creating the Future:
The White Center Community Action Plan And Area Zoning**

**Ordinance 11568
Effective November 28, 1994**

King County Executive

Gary Locke

Special thanks to Councilmember Greg Nickels whose vision and support was instrumental in establishing the grassroots public involvement process and the holistic approach for this community plan.

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Creating The Future:

The White Center Community Action Plan and Area Zoning

Fact Sheet

What is the White Center Community Action Plan ?

- The Plan is a 6 to 10 year action plan for the unincorporated White Center area.
- The Plan is based on a vision statement and strategies identified by White Center's citizens. The vision statement is a description of the community's goals for White Center. Strategies are measures that will help the community reach its vision. Some of the strategies can be implemented by King County while several need to be implemented by other jurisdictions such as special districts or by citizens themselves.
- The Plan includes policies that King County will follow as well as actions that King County will take to address community goals identified in the vision statement. The Plan also includes recommended actions for other jurisdictions and citizens to take.

What will this Plan do ?

- Allow King County to *target resources* to projects that will help the community reach its vision. King County's resources include funding for capital facilities such as sidewalks, bike paths, parks, playfields, and a transit center as well as services such as police, health and human services.
- Identify actions that other jurisdictions, such as special districts, can initiate. This will help to *target additional public resources* to projects that will help achieve the vision and may assist other jurisdictions in obtaining grants.
- The Plan will identify actions that citizens can initiate. This will help to *focus private resources on achieving the community vision* and may make it easier for citizens to obtain grants.

How will the Plan affect my neighborhood?

The Plan will:

- *Improve public facilities and services*, such as those mentioned above, in White Center's residential and commercial neighborhoods. These improvements will occur over a 6 to 10 year period as funding allows.
- *Insure that future land use and development will be compatible* with existing neighborhoods.

Who will pay for implementing the Plan?

- Implementation measures will be funded by King County through the annual budget and capital improvement program. The budget and capital improvement program are reviewed and approved by the King County Council each November.

What is the White Center Area Zoning?

- The Area Zoning is a key method of implementing the Plan's land use policies and the Community's vision of future development. The zoning for the area is shown in a series of quarter-section maps which indicate the zoning classification applied to each property. Text accompanying each map explains the basis for any zoning changes.
- The Area Zoning for White Center utilizes the new Zoning Code (Title 21A) adopted by the County Council in 1993. In some instances, the new zoning is a straight conversion from the previous zoning code to the new zoning code. For some properties, new zoning has been adopted that reflects the direction heard from the various testimonies, letters, community meetings, and public hearings held as part of this planning process.

Creating The Future:

The White Center Community Action Plan and White Center Area Zoning

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White Center Community Action Plan

Chapter 1: Introduction

The White Center Community Action Plan provides a framework for White Center's growth and development over the next six to ten years. The Plan is based on a vision and strategies identified by White Center's citizens. The vision is a description of the community's goals for White Center. Strategies are measures that will help the community reach its vision. Some of the strategies can be implemented by King County while several need the involvement or partnership of other jurisdictions and citizens.

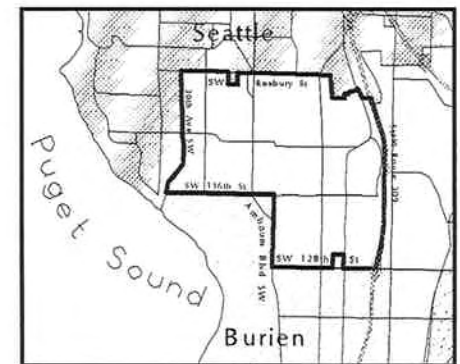
This chapter describes the White Center Planning Area, the role of this plan, the community's vision for White Center's future, and strategies for achieving the vision. Chapter 2 describes how citizens were involved in developing this plan. Chapter 3 discusses health and human services. Chapter 4 discusses economic and community development. Chapter 5 discusses the natural environment. Appendix 1 describes the many existing programs and services currently available for area residents, businesses and property owners.

Where is the White Center Planning Area?

The White Center planning area includes the portion of unincorporated King County west of State Route 509 between the City of Seattle and City of Burien. It is located within King County's Highline Community Planning Area. The boundaries of the planning area were selected based on city and county limits as well as the barrier formed by State Route 509.

The planning area consists of 2,170 acres or 3.4 square miles. The longest distance from the eastern boundary to the western boundary is approximately 2.3 miles while the longest distance from the northern boundary to the southern boundary is approximately 2.0 miles. The area contains approximately 5,800 parcels of property. According to the 1990 Census, the planning area has a population of 18,414 persons. The area has 7,330 housing units, mainly single family homes.

King County serves as the general local government for the area and provides several local services including police, solid waste, public health, planning, building permits and parks. Metro, which became the King County Department of Metropolitan Services in 1994, provides transit service and facilities. The area is also served by City of Seattle utilities and special districts including:



King County Library System
Seattle City Light
Seattle Water Department
Southwest Suburban Sewer District
Rainier Vista Sewer District
Water District 20
Water District 45
Street Lighting District 1
North Highline Fire District (formerly Fire District 11)
Highline School District

The King County Housing Authority, a municipal corporation independent of King County, owns and manages the Park Lake Homes Garden Communities in the planning area. For additional information about the planning area see the *White Center Community Plan Background Report*.

What is the Role of the White Center Community Action Plan?

The role of the White Center Community Action Plan is to help King County target resources to programs and projects that will help the community achieve its vision and provide a framework for updating the area zoning so new development is consistent with the vision. This Plan contains actions that King County will take to address community goals identified in the vision. Actions that King County will take include:

- prioritizing proposed capital facility projects and proposed local services based on community needs;
- providing proposed capital facilities and proposed local services as funding allows;
- amending the area zoning using the new Zoning Code; and
- adopting new policies to guide the provision of capital facilities and local services as well as changes in area zoning.

The Plan also contains recommended actions for other jurisdictions and citizens to take. Federal and state grants available for community projects generally require a public/private partnership. This plan identifies opportunities for public/private partnerships and will help to target additional public and private resources to projects that move toward achieving the community's vision.

The White Center Community Action Plan updates the 1977 Highline Community Plan consistent with the Countywide 1994 King County Comprehensive Plan. Policies set forth in the Highline Community Plan remain in effect for the unincorporated Highline Community Planning Area including the White Center Planning Area. Please review policies from both plans as well as the Comprehensive Plan when planning or reviewing development proposals in the White Center planning area. For your convenience, Highline Community Plan policies are included in Appendix 2.

What is the Community's Vision and Strategies for Achieving the Vision?

A common vision can create unity among diverse community members and move them forward to accomplish their goals. The community has envisioned that by the spring of 2005, White Center will be:

◆ ***Vision: A Healthy Community with Strong Schools, Family Support Systems and Quality Health and Human Services***

The schools are thriving. Parents actively participate in and support school programs. Residents have access to affordable and culturally appropriate health and human services. Family support systems such as parenting education, day care, after school programs, and job training are available. Health and human services support residents in preserving their health and well being by assisting in meeting their basic needs for food, shelter, medical care and emotional support.

Strategy: Increase social/health programs in public schools for students.

Strategy: Develop alternative delivery of social/health services to increase access to services.

Strategy: Organize service providers to share responsibility for health/social service issues.

Strategy: Improve programs to support teen parents and their children.

Strategy: Increase life options for teens by providing opportunities for teens to develop self-esteem and skills that allow them to become healthy, productive citizens.

Strategy: Centrally locate social and health services in the urban village.

Health & Human Services

*"I envision White Center
as a com-munity where our
elderly are revered and
our children cherished."
Carolina Torrez*

Economic & Community Development

“A healthy community with a growing commercial/employment base would go a long way to making White Center’s vision a reality.”

Tom Slattery

- ◆ ***Vision: Affordable and Safe Recreational Activities are Available for Youth and Adults***
Youth are a vital part of the community and actively participate in community organizations and neighborhood projects. Children and youth have a variety of activities to choose from in the neighborhood.

Strategy: Increase affordable recreation opportunities.

- ◆ ***Vision: A Healthy Business Climate***
The local economy is healthy with successful job generating businesses representing a wide variety of business activities. The community supports and values small businesses, entrepreneurship and personal initiative. Government assists the business community by building on existing strengths and addressing gaps in resources.

Strategy: Develop incentives for commercial and industrial redevelopment in the Urban Village, Top Hat and Salmon Creek business areas.

- Strategy:** Revitalize the business areas and support local business through:
- recruiting new businesses to diversify the business mix;
 - helping existing businesses expand; and
 - marketing the area to shoppers, investors and visitors.

- ◆ ***Vision: A Vibrant Urban Village***
The heart of White Center is an urban village centered on 16th Avenue Southwest. The village includes a mix of shopping, light industry, offices, parks and open space areas and housing all within easy walking distance to one another. Buildings have been designed to contribute to the special character of the village and some combine housing with shops or offices. Sidewalks have amenities such as benches, street trees, and bike racks making the area inviting to pedestrians and cyclists. Pathways, serve a variety of uses and provide safe, attractive and convenient travel between the different uses in the village.

Strategy: Establish the boundary of the Downtown business/Urban Village area using natural features, White Center Park and established residential developments and neighborhoods as boundaries. The size of the urban village should allow for:

- redevelopment and expansion of commercial and industrial activities; and
- encourage pedestrian and transit use as the primary means of travel in the village.

Strategy: Establish the mix of land uses in the Urban Village to allow for:

- a larger light industrial area;
- mixed-use development with retail or office uses on the ground floor and housing on upper floors; and
- higher density housing to serve as a transition between the Urban Village area and surrounding residential neighborhoods.

♦ ***Vision: A Community with Active Community Business Areas***

The Top Hat, Roxhill and Salmon Creek community business areas provide convenient commercial and retail services for the community. They include a mix of shopping, business services, offices, and housing. The diversity of uses reinforces and enhances these areas and is compatible with the surrounding residential neighborhoods.

Strategy: Establish the boundaries of the Top Hat, Roxhill and Salmon Creek community business areas using natural features and established residential neighborhoods as boundaries.

Strategy: Establish the mix of land uses in the Top Hat, Roxhill and Salmon Creek community business areas to allow for:

- continuation of existing commercial uses compatible with surrounding residential neighborhoods; and
- mixed-use development with retail development or office uses on the ground floor and housing on upper floors.

♦ ***Vision: An Accessible Community***

The urban village is well served by transit. The transit hub is a convenient and well used facility that provides a focus for the urban village. Sidewalks and bike paths provide safe and convenient connections be-



tween residential neighborhoods, schools, parks, commercial areas and the urban village. Community facilities, including a community service center, are located in the urban village and are easily accessible.

Strategy: Provide a transit hub close to the Seattle city limits.

Strategy: Allow for one zone transit fares to both north and south destinations from the transit hub.

Strategy: Improve transit service within the White Center Community.

Strategy: Provide sidewalks and bike paths to connect residential neighborhoods, schools, parks, and the urban village and improve roads to ensure adequate capacity and safety.

◆ ***Vision: A Dynamic and Diverse Community***

The mixture of cultural communities and economic groups that make up White Center contribute to its unique character and is reflected in businesses, community organizations, public art, and local celebrations. White Center's cultural center serves as a focal point for the community and attracts visitors from the region to its programs. Active community organizations involve people from all walks of life.

Strategy: Public art should be included in existing and future public facilities as much as possible.

Strategy: Develop a multicultural center.

◆ ***Vision: A Community of Safe and Attractive Neighborhoods***

Housing is in good repair and mostly owner occupied. New housing has been designed to fit in to established neighborhoods. People know their neighbors and their police officers and feel safe in their neighborhoods.

Strategy: Increase police service in the area and provide opportunities for police and residents to interact.

Strategy: Expand Block Watch activities.

Strategy: Improve street lighting.

"I envision a community where no one will be poorly housed."

Carolina Torrez

2000 KCCP
Δ W. WC. LOS

Strategy: Expand opportunities for developing new housing to meet local needs.

Strategy: Vacant or under developed lands in residential neighborhoods near parks or schools should be developed with small lot single family houses.

Strategy: Conversion of existing residential zoned land to new zoning code will help to address concerns about bulk and scale, on-site recreation and landscaping standards of apartment complex developments.

Strategy: Clean up junk cars, broken appliances, and debris in neighborhoods.

♦ ***Vision: A Community that Protects and Preserves the Natural Environment***

Wetlands, streams and lakes have been restored to healthy and stable conditions and support fish and other aquatic life. Wetlands and streams are protected through better enforcement of regulations, voluntary citizens actions, and education of basin residents and property owners. Residents participate in programs which enhance and restore habitat areas.

Strategy: Facilitate and encourage partnerships between the community, other jurisdictions and King County to solve water quality concerns.

Strategy: Encourage community participation in habitat preservation and restoration projects.

Strategy: Increase monitoring and enforcement of existing regulations which protect water quality.

♦ ***Vision: A Community Where the Natural Environment is Accessible and Enjoyable***

Increased environmental protection, volunteer community activities and education have contributed to cleaner water in White Center's lakes and streams. In the future, natural features, such as lakes and streams, are accessible for public recreation and education. Park lands have been enhanced, increasing the variety of recreational and educational opportunities for residents.

Environmental Protection



Strategy: Organize and encourage more volunteer opportunities for community to participate in environmental cleanups.

Strategy: Enhance the existing public information programs to better educate residents about the environmental impacts associated with septic systems, disposal and storage of household cleaning products and hazardous waste.

Chapter 2: Community Involvement

Citizens created the vision for White Center's future and shaped the White Center Community Action Plan. King County and community organizations provided opportunities for broad based grassroots involvement throughout the planning process. This chapter describes how citizens were involved through community meetings and outreach. The participation of human service providers and other jurisdictions in developing the plan is also described. In addition, the King County Council's review and public hearing process conducted prior to the Plan's adoption, is described. Public comments on specific issues are summarized in Chapters 3, 4, and 5.

Community Meetings

Hundreds of citizens brought their concerns, questions and ideas to approximately 50 community meetings between the Fall of 1992 and Fall of 1993. Many of these meetings were sponsored by community organizations including the Park Lake Community Council, the Beverly Park Community Club, the White Center Chamber of Commerce, and the White Center Citizens' Advisory Committee. Several meetings were sponsored by organizations with members of White Center's cultural communities. King County also sponsored meetings. Citizens provided interpretation at some meetings where participants spoke languages other than English. A summary of community meetings is provided below showing the sponsor, meeting location and date.

“White Center is a great place, we just need to get to know each other better and learn more about what each group is doing.”

Author Unknown

Meetings with Community Organizations

- White Center Chamber of Commerce,
Dormer's Restaurant, October 13, November 24, 1992, January 12, February 9 and July 27, 1993
- White Center Chamber of Commerce - Economic Development Committee
Fire District 11, October 20, November 3 and November 17, 1992
- Park Lake Community Council
Park Lake Neighborhood House, October 13, 1992
Park Lake Boys & Girls Club, November 10, December 8, 1992, January 12 and July 13, 1993



- Cambodian Parents Community of White Center
Park Lake Boys & Girls Club, November 6 and December 3, 1992
- White Center Citizens Advisory Committee
Fire District 11, September 17, October 15, November 19, 1992
February 18, March 18, April 15 and May 20, 1993
- Beverly Park Community Club
Beverly Park Community Club, October 22, 1993
- Korean Presbyterian Church
Korean Presbyterian Church, August 3, 1993
- Southwest Seattle Historical Society
South Seattle Community College, March 11, 1993
- Cambodian Community
Park Lake Boys & Girls Club, July 11, 1993

At these meetings sponsored by community organizations, King County staff provided information about the plan and answered questions. Citizens expressed their concerns about community issues including crime in the Downtown commercial area and neighborhoods, the lack of recreational opportunities for kids, the need for translation services for refugees and the need for sidewalks. Citizens also offered ideas for addressing their concerns in the plan. These ideas have been incorporated into the summary of community strategies in Chapter 1.

Citizens sometimes discussed concerns about local government that cannot be directly addressed by the plan. In these instances, citizens were referred to appropriate agencies for assistance. These concerns included:

- *Governance of the unincorporated White Center and Boulevard Park areas.*

In July 1992, the King County Council passed Ordinance 10037 to assist citizens within unincorporated areas to develop methods for improving local government. The Council subsequently appointed a citizens advisory committee to identify local governance alternatives in

several unincorporated communities including White Center/Boulevard Park (an area larger than the White Center planning area). The Committee provided its final report to the Council in June 1993 which recommended the creation of a new form of local government called a "community council" to represent citizens in White Center/Boulevard Park.

During 1992 and 1993, the sewer and water districts in the Highline area started to investigate the possibility of merging to create a larger entity. The Fire Protection Districts in the Highline Area are also exploring merger possibilities.

- *Aircraft Noise From Sea-Tac International Airport and King County Boeing Field International Airport.*

Operations at SeaTac International Airport and Boeing Field-King County International Airport are under the authority and regulatory controls of the Federal Aviation administration (FAA). The Port of Seattle administers the Noise Remedy Program to provide relief for those suffering from aircraft noise associated with airport operations at SeaTac International Airport. Please see Appendix 3, Airport Operations at SeaTac International and Boeing Field-King County International Airports, for additional information.

"Even though this area doesn't quite fall in the 'noise impacted area' it is greatly and detrimentally affected."

Karen M. Clay

- *Countywide Development Regulations*

In May 1993, the King County Council passed Motion 8689 to begin the Quality Urban Environment (QUE) Project, an ambitious project which seeks to ensure that development in King County occurs as envisioned by planning efforts, and in a manner that meets the expectations of citizens, government, and the development industry. The QUE project will examine existing regulations and procedures and redefine how King County, the public, and the development industry can work together in partnership to fulfill mutual desires.

The QUE project is proceeding in two phases.

Phase I - "Challenges to Quality of Urban Development" is a comprehensive study of the physical/environmental, financial, social and implementation factors that impede or promote the achievement of planned densities mixed use developments, well-built affordable housing, aesthetically pleasing, environmentally sound construction that blends with neighborhood character, and needed public services and employment opportunities. The challenges to

Quality Urban Development Report, which was prepared by County staff and a work group comprised of developers, architects, financial and real estate experts, transportation planners, urban ecologists and citizens, was completed in September, 1994.

Phase II - Implementation of the Challenges to Quality Urban Development Report" will happen through two forums. A number of the Report recommendations will be incorporated into King County's regulatory reform program. Other recommendations will be tested on the ground through a demonstration project in the Kenmore community north of Lake Washington.

- *Building Permit and Land Use Approval Process*

"We want building
restrictions eased up."
Eugene Tilson

In addition to the QUE project mentioned above, the King County Housing Partnership (KCHP) and its affiliate Threshold Housing, a nonprofit development group, are pursuing possibilities for providing affordable housing to working families. To accomplish this, Threshold Housing is working closely with King County planning staff and elected officials, members of the development sector and business leaders to analyze the housing costs associated with county policies, practices and regulations.

A formal study conducted through KCHP, was released in September 1993. The study documents how regulations were applied to the newest Threshold Housing development, Benson Glen, and offers recommendations for regulatory reform. The report, *The Story of Benson Glen: A Journey Through the Land Use and Construction Rules which Regulate Housing in King County*, has been distributed to King County officials, private developers and builders as well as other governmental jurisdictions state-wide.

- *School District Facilities and Programs*

The Highline School district serves the White Center area. The School District is responsible for use of school facilities and development of programs offered through the schools. A Master Facility Plan is updated annually. The District is also responsible for setting standards relating to class size and school capacity. School facilities in the Highline School District are available for use upon completion and approval of facility use forms. School related programs are reviewed and or developed by the Instructional Service Division. New programs which are not part of the budget need to be approved by the Highline School Board.

- *Large Concentration of Publicly Assisted Housing*

World War II brought large number of new residents to the Seattle area and many settled in White Center to be close to the shipyards and other defense industries in the Duwamish Basin. In an effort to provide affordable housing for the large influx of war workers, the Federal Government built the Park Lake Homes Garden Communities. Beginning in the 1950s the Federal Government transferred ownership of Park Lake Homes to the King County Housing Authority (KCHA) to manage as low rent public housing. KCHA continues to manage the Park Lake Homes site today and provides quality, affordable housing for a diverse population of low-income families, the elderly and the handicapped.

Tenant eligibility at Park Lake Homes is determined by Federal regulations that the King County Housing Authority must use. Federal regulations limit tenant eligibility to certain household types and low-income households. Current regulations require tenants to be limited to families with dependent children, single persons age 62 or older or single handicapped or disabled persons of any age. Low-income households are defined as those earning less than 80% of the area median income adjusted for household size.

Funding for the operation for Park Lake Homes comes from two primary sources, annual contributions from the Federal Department of Housing and Urban Development (HUD) and rent collected from tenants. The funds are used for paying staff salaries, maintenance, insurance and other legal obligations. KCHA may also apply for HUD Comprehensive Grants Program (CGP) funds for special projects. One current CGP project is the Modernization Program of which includes Park Lake Homes Sites I and II. The Modernization Program includes replacing doors, re-roofing, installing energy efficient windows, replacing siding and remodeling 5% of the units for handicap accessibility at Park Lake Homes sites I and II. The modernization program when completed, will help to maintain the structural integrity, protect the life safety of tenants and improve the overall appearance of the homes.

Another way the KCHA provides housing assistance is through the distribution of Section 8 Certificates and Section 8 Vouchers to eligible households. The certificates and vouchers are used to pay for a portion of private rental housing and may be used anywhere in King County. Because of Fair Market Rent ceilings and payment standards set by HUD, eligible households who wish to reduce or eliminate their personal out of pocket costs, focus on finding low cost



private housing. This situation has served to concentrate eligible households in low rent areas in King County including White Center.

King County Sponsored Meetings

"A broad cross section of the community was encouraged to envision the future and help develop strategies for attaining it."

Tom Slattery

Vision Planning Workshops

King County Planning & Community Development Division with the consultant team of Community Design Exchange and Davidya Kasperzyk

Park Lake Boys & Girls Club, November 18 and December 14, 1992

Evergreen High School, November 23 and December 7, 1992

When the planning process got underway in the Fall of 1992, citizens were invited to participate in a series of workshops. During the first workshop citizens identified positive aspects of the community and their concerns in small group discussions. In addition, citizens participated in a visual design survey in which they evaluated 80 slides showing examples of commercial and residential development. During the second workshop, citizens discussed the survey results and community issues raised during the previous meeting. Three major issues were identified along with strategies to address them:

1. Revitalizing the Downtown commercial area as a mixed-use, pedestrian-oriented "urban village" with a transit hub.
2. Supporting the healthy development of youth and families by providing alternatives for at-risk youth and improving access to services.
3. Improving the quality of life in residential neighborhoods by improving housing development and neighborhood facilities as well as safety.

Community Plan Task Groups

King County Planning & Community Development Division

Beverly Park Community Club, January 27 and April 6, 1993

- Urban Village Task Group
Fire District 11, February 18 and March 30, 1993
White Center Library, March 8, 1993

- Neighborhoods Task Group
White Center Library, February 1, 1993
Fire District 11, February 25 and March 18, 1993
- Youth & Families Task Group
White Center Library, February 8 and March 1, 1993
Fire District 11, March 25, 1993

After the Vision Planning Workshops, citizens were invited to join Task Groups to identify strategies for addressing the three major issues that came out of the Vision Planning Workshops. Each group met three times and was open to participation by any interested citizen. Meetings were scheduled to avoid conflicting times so citizens could attend meetings of more than one group.

The Task Groups were formed at an organizational meeting and subsequently met separately. The participants of all three groups came together to share their results and discuss the connections between strategies at a wrap up meeting. Together with residents from the community, the three groups brainstormed 119 strategies. These strategies have been incorporated in the summary of Community Strategies listed in Chapter 1.

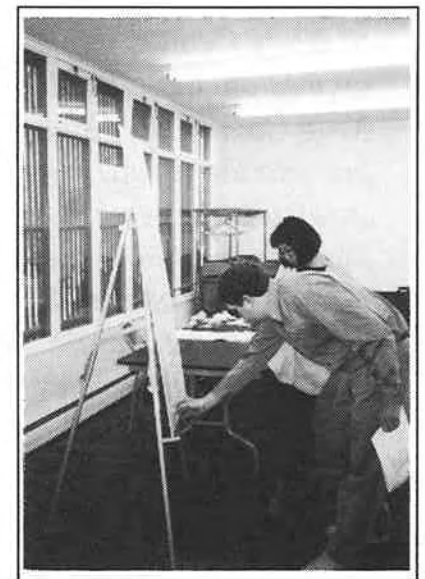
University of Washington, Department of Architecture Presentation
White Center Park, March 16, 1993

Students from the University of Washington presented their studio projects featuring mixed use designs and design concepts for an urban village.

White Center Citizens Advisory Committee Meeting
King County Planning & Community Development Division
Fire District 11, June 17 and August 19, 1993

Planners provided an overview of strategies and ideas for addressing community concerns. Citizens provided feedback on these ideas including:

- growth and development in commercial and residential areas;



- establishment of a transit hub in the urban village;
- development of a community center in the urban village; and
- reuse of existing buildings for a cultural center.

Top Hat Commercial Area Meeting
King County Planning & Community Development Division
 Beverly Park Community Club, August 2, 1993

Planners provided an overview of the plan. Citizens discussed community concerns for the Beverly Park/Top Hat neighborhoods and ideas for addressing these concerns.

“As long time residents of White Center, we appreciate the effort that King County staff have put into the (draft) plan. It reflects many of the ideas expressed at the meetings we attended.”
 Elizabeth and
 Robert Knowles

White Center Community Action Plan Summits
King County Planning & Community Development Division
 White Center Park, September 28 and October 9, 1993

Planners distributed the draft plan at the September 28 summit. The draft plan provided space for citizens to write comments. The October 9 summit which was an open house meeting during which citizens reviewed draft strategies and actions and indicated those that they believed were priority items. Over 200 copies of the draft plan were distributed throughout the community and comments were received from approximately 30 citizens.

Outreach Activities

Citizens were informed about the plan and asked for their ideas through outreach efforts in addition to meetings in the community.

- The White Center Library distributed meeting announcements and provided a collection of reference materials relating to the plan for the public to use.
- In June 1993, "Creating the Future," a brochure about the plan, was mailed to property owners throughout the planning area as well as distributed to renters and businesses. The brochure included information about the plan, a draft vision statement and strategies identified by citizens. This brochure was translated into Spanish, Khmer and Vietnamese and distributed at Park Lake

Homes Garden Communities as well as local businesses serving the area's cultural communities.

- Citizens were able to ask questions and offer comments about the plan at Jubilee Days, White Center's annual street fair held in July. The King County Planning and Community Development Division provided a display booth in 1992 and 1993.
- Evergreen High School students participated in workshops with planners in January and May 1993.

Health and Human Service Providers

White Center's health and human service providers participated in the planning process by providing information about their facility and service needs and contributing at public meetings. The Planning and Community Development Division surveyed health and human service providers in the Fall of 1992 to identify facility needs and gaps in services. The survey results are included in the White Center Community Plan Background Report.

Meetings were held to inform providers about the plan and gather their concerns and suggested strategies:

- Southwest Social Services Coalition
White Center Library, October 20, 1993
- White Center Human Service Providers Focus Group, King County Planning & Community Development Division
White Center Library, February 10, 1993

In addition, providers were sent updates on the plan and helped to advertise meetings for the plan as well as translate informational materials into other languages.

Other Jurisdictions

The special districts that serve White Center as well as the King County Housing Authority and adjacent cities of Seattle and Burien provided information about their facilities, services, and policies.

A Grassroots Plan

Community involvement in the White Center Community Action Plan provided essential and invaluable information about the concerns of White Center's citizens, their vision for the future and strategies for realizing that vision. This plan responds to community concerns and highlights actions for King County, local service providers and citizens of this community.

King County Council Review and Public Hearing Process

King County Executive Gary Locke transmitted the proposed Plan and Area Zoning to the King County Council in March, 1994. The Council referred the proposal to a Council Panel for review and a recommendation to the full Council. The Panel was chaired by Councilmember Greg Nickels and included Councilmembers Larry Gossett, Jane Hague, and Christopher Vance. The Panel met eight times between May and August to review and discuss the proposal.

March 28, 1994

April 25, 1994 (at White Center Park)

May 9, 1994

May 23, 1994

May 31, 1994

July 19, 1994

August 8, 1994

August 29, 1994

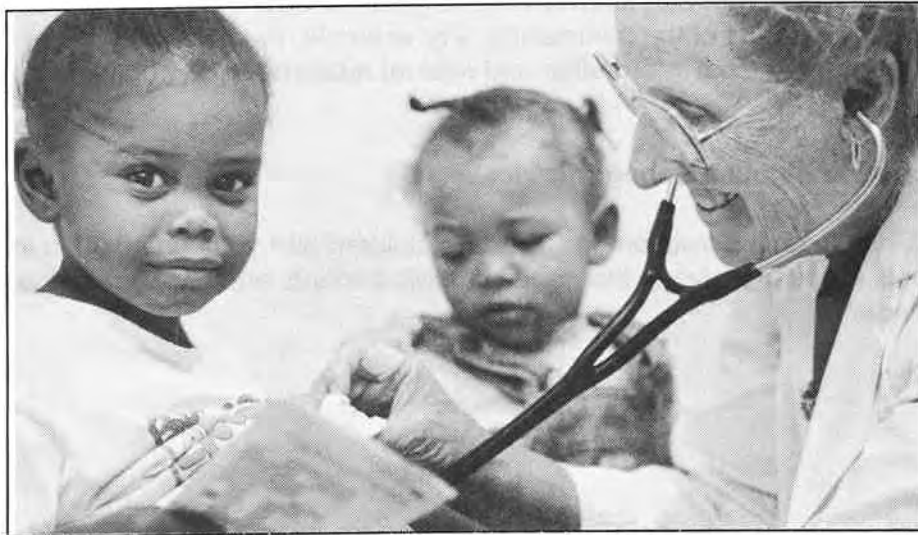
The Panel meetings were open to the public and included several opportunities for citizens to address the Panel. During this process the Panel reviewed 83 Area Zoning requests submitted by property owners seeking a zoning classification different from the proposal. Council staff and Executive staff met frequently with residents, business people and property owners concerned about proposed land use and zoning changes. The Panel's review process resulted in several recommended changes to the proposal. The Panel submitted a "do pass" recommendation with a package of proposed amendments to the full Council at the Panel's last meeting held on August 29, 1994.

The King County Council conducted a public hearing on October 31, 1994 and adopted the proposal with Council amendments, the Panel's amendments and technical corrections on November 7, 1994. Ordinance 11568 was signed by King County Executive Gary Locke on November 18, 1994 making the Plan and Area Zoning effective as of November 28, 1994. The ordinance is included in Appendix 4.

Chapter 3: Health & Human Services

Children, families and other residents are a vital resource in creating the future for White Center. To ensure that there is a solid social and economic foundation, we must take steps now to preserve their health and well-being. Health and human services is an area of concern which received a number of community comments. White Center is the lowest income area in unincorporated King County and data suggests that it is also a high risk for social and health problems.

This chapter is organized by beginning each section with a community vision. Following the vision, are the positive features of the community that should be preserved. Community concerns which have been summarized from citizens comments are then presented. The chapter concludes with a Table of Actions. The Table of Actions spells out actions for King County, other jurisdictions and the community to take in order to achieve the vision and strategies.



A Healthy Community

- ♦ ***Vision: A Healthy Community with Strong Schools, Family Support Systems and Quality Healthy and Human Services.***

The schools are thriving. Parents actively participate in and support school programs. Family support systems such as parenting education, day care, after school programs and job training are available. Residents have access to affordable and culturally appropriate health and human services. Health and human services support residents to preserve their health and well being by meeting their basic needs for food shelter, medical care and emotional support.

What positive features of the community should be preserved?

A variety of health and human services are located in the area.

The White Center area is served by a number of health and human service providers, churches and other community organizations which provide a variety of services from emergency assistance to treatment services. Service providers work together to obtain funding from a variety of sources and provide innovative services to meet the needs of the community. For example, the Southwest Community Service Representative serves as a local information and referral resource linking residents and service providers.

Quality education is provided by the Highline School District.

The School District offers social, health and recreational activities to children and youth in addition to educational services. The schools are responsive to the needs of their students and are developing new programs to meet those needs.

The police are actively involved in the community and in preventing gang activity.

The Southwest Precinct serves the White Center area. The White Center Chamber of Commerce has opened a storefront in the downtown area staffed with a police officer and Community Service Officers. The King County Gang Unit has hired an Asian Gang Liaison who is also at the storefront part-time. There is a police officer assigned to Park Lake Homes. The police attend community meetings to hear resident's concerns and participate in school presentations.



What are community concerns ?

Need for better school facilities and safe playgrounds for children.

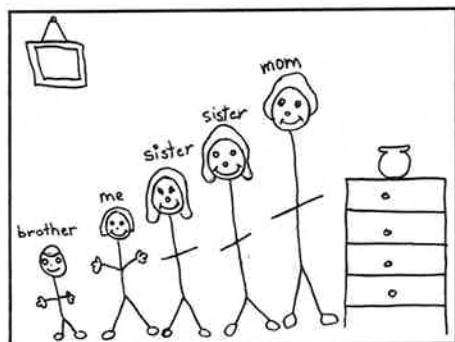
The school buildings and play fields are in need of repair. The residents stated that empty schools could be used for community activities.

Need for ESL and general adult literacy classes.

The Korean community voiced their concern that English as a Second Language (ESL) classes for adults in the area have been canceled. The Cambodian community expressed a desire to have ESL classes with child care. The Southwest Neighborhood Learning Center has identified 3,000 residents in the southwest area who need ESL classes or basic reading skills.

"White Center disparately needs English as a second language classes for all immigrants."

Frances E. Johnson



“Due to the richness in cultural diversity, White Center needs a language bank so that when an interpreter is needed, they are available at a moment’s notice, at no cost to the client.”

Carolina Torrez

Need for support for families with at-risk children.

Parents are struggling to deal with their children who are at-risk of becoming gang members or being involved in criminal activities. Families need education and access to culturally appropriate services to deal with this problem.

Teen Pregnancy and Services to Teen Parents

Residents and service providers were concerned about the need to address teen pregnancy prevention in a holistic approach - offering education, job training, counseling and other resources to motivate teens to avoid parenthood. There was also a concern to provide services such as parenting education, child care, health care, job training, etc. to teen parents.

Drugs in White Center

Residents were concerned about the drug activity in the area. They would like to see more police services in the area, and continuation drug prevention and education efforts.

Need for access to basic and support services

In times of emergency, residents of all ages need access to ensure that their basic needs are met. The food banks often run out of food by the end of the month and emergency financial assistance for utilities, rent, etc. is scarce. Residents need assistance with problems of homelessness, family violence, teen pregnancy, and unemployment.

Need for better transportation to health and human services and other activities.

Health and human service providers commented that there were no bus routes going east to west. Clients must first take a bus to downtown and then transfer in order to get across White Center. Some providers also commented that there were no bus routes or stops close to their locations. The lack of direct bus access to sites has created a barrier for clients.

Need for centrally located translation services

Health and human service providers stated that 22% of their clients were limited English speaking. Providers identified 31 different native languages spoken by their clients. The languages which were cited most often were Khmer (Cambodian), Vietnamese and Spanish. Staff and residents expressed the need for paid translation services to be available in a central location in White Center.

Bilingual staff are often used by other agencies and service providers to provide translation services. Staff are also asked by the community-at-large to provide translation services during the evening and weekends. Bilingual staff often are not paid for their services by other agencies and they feel obligated to assist the community in their off hours.

What are strategies for addressing community concerns ?

Strategy: Increase social/health programs in public schools for students.

Strategy: Develop alternative delivery of social/health services to increase access to services.

Strategy: Organize service providers to share responsibility for health/social service issues.

Strategy: Improve programs to support teen parents and their children.

Strategy: Increase life options for teens by providing opportunities for teens to develop self-esteem and skills that allow them to become healthy, productive citizens.

Strategy: Centrally locate social and health services in the urban village.

Affordable and Safe Recreational Activities

◆ Vision: A Community where Affordable and Safe Recreational Activities are Available for Youth and Adults.

Youth are a vital part of the community and actively participate in community organizations and neighborhood projects. Children and youth have a variety of activities to choose from in the neighborhood.

“The White Center ball fields and Mel Olsen Stadium are one of our greatest assets.”

Karen M. Clay

What positive features of the community should be preserved?

Good youth programs and facilities are available in the area.

The White Center area has a number of programs for youth in the neighborhood. Youth services are provided by the Park Lake/White Center Boys and Girls Club, King County Parks, Ruth Dykeman Youth and Family Services, Salvation Army, and Atlantic Street Center.

Southwest Alliance for Youth (SWAY) and the White Center Youth Task Force (WCYTF) are actively working to get youth involved in various projects

SWAY and the WCYTF have involved youth in planning projects targeted to kids. WCYTF was involved in obtaining funds from the county to provide a late night teen program at the White Center Parks Field House. One of the goals of SWAY is to have youth representation on various community organizations and projects in the southwest area.

What are community concerns ?

Youth need more positive activities in the evenings which provide alternatives to gang involvement.

There is a need for after school programs and evening activities which can provide a safe place for kids to be after hours including the Top Hat neighborhood. Residents would like arcades, safe parks and theaters for their children. There was also a concern about lack of supervision at evening youth activities.

What are strategies for addressing community concerns?

Strategy: Expand affordable recreation opportunities in the area.

Reader's Guide to the Table of Actions

The Table of Actions shows the actions that can be taken by King County and others to help the White Center community reach the goals described in the Vision. The actions listed are based on strategies that were identified by the community during the planning process.

The table is organized as follows: A portion of the Vision is followed by a related strategy. Each strategy, in turn, is followed by one or more proposed actions. The majority of actions are labeled KC which stands for King County. This is because the King County Council can only adopt and commit to actions that involve King County's resources such as staff, funds and facilities. The actions labeled "Recommended Action" are actions others can take and are included because of their importance to the community. Each "Recommended Action" includes a contact name for additional information.

Continuing County services are included in the Table when they address community issues raised during the planning process. In some instances, services have been or will be modified to better address community needs.

Many existing services address community concerns and goals. Please see Appendix 3 "Community Resources" for further information.

KC Action #: Each action is numbered and includes a title which indicates the action category.

Agency: This identifies which King County department(s) are responsible for implementing the action. In King County Government, the department is the highest organizational level. Each department has several divisions within it. Department names are abbreviated in the Table and a key is provided for reader convenience.

Table of Actions - Health & Human Services

♦ *Vision: A Healthy Community with Strong Schools, Family Support Systems and Quality Health and Human Services.*

Strategy: Increase social/health services in public schools for students.

KC Action #3-1: *Highline Communities in Schools - Funding*

Description: DCHS will provide a portion of the funding needed to hire a project coordinator and begin implementing the Highline Communities in Schools program. The Communities in Schools Program is a collaborative effort of the Highline School District, five jurisdictions (SeaTac, Burien, Normandy Park, Des Moines and King County), businesses and service providers. Communities in Schools provides social and health services in the school setting to enable students and provide the optimum environment for learning. The Highline School Board is aiming to implement a project in each school in the District in 1994. The program is seeking funds from each jurisdiction and matching funds from the State Cities in Schools program to hire a Project Coordinator to implement the program.

Agency: DHS

KC Action #3-2: *Highline Communities in Schools - Coordination*

Description: DPH - SW Public Health Center District Administrator and Public Health Nursing Supervisor will continue to participate in the development of the Highline Communities in Schools Program with an emphasis on coordinating health services.

Agency: DPH

KC Action #3-3: *Highline Communities in Schools - Information Sharing*

Description: DCHS will provide the Highline Communities in Schools program with a report on teen dating violence in South King County that was prepared by the Domestic Abuse Women's Network.

Agency: DCHS

KC Action #3-4: *Highline Communities in Schools - Training*

Description: DCHS will provide on-site demonstrative training for agencies and school staffs, adult leaders, parents, and youth in the Highline Communities in Schools Program including:

DCHS = Department of Community and Human Services
DDES = Department of Development and Environmental Services
DPH = Department of Public Health
DPS = Department of Public Safety
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- "Challenge Program" concepts and techniques which offers training in team building and problem-solving skills;
- Garden production and marketing of produce;
- A course in self-esteem and self-sufficiency.
- Training will be provided through the Cooperative Extension 4-H Program.

Agency: DCHS

KC Action #3-5: *Teen Health Data*

Description: DPH will provide health data and analysis for teen birth rates and sexually transmitted diseases to the Highline School District.

Agency: DPH

Recommended Action: Highline Communities in Schools - Funding

Description: Cities of SeaTac, Burien, Normandy Park and Des Moines to contribute funds to hire a Project Coordinator to implement the Highline Communities in Schools program.

Agency: Cities of SeaTac, Burien, Normandy Park and Des Moines

Recommended Action: Services in Schools

Description: The Highline School District's plans for new school buildings were prepared with input from school communities and include space to provide social and health services to students.

Agency: Highline School District

Strategy: Develop alternative delivery of social/health services to increase access to services.

KC Action #3-6: *Community Development Assistance-Social/Health Services*

Description: DCHS will work with service providers to plan and identify funding for the following projects:

- a. developing mental health counseling services for families experiencing domestic violence, substance abuse, parent/child conflicts, unemployment, homelessness and other serious problems;
- b. developing a centralized translation/interpretation service with paid staff for residents with limited English language skills who face barriers in accessing services;
- c. developing a telephone information and referral service available daily including evening hours and emphasizing resources available locally;
- d. developing a licensed child care center;

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- e. developing family support and parenting education programs;
- f. improving transportation to services.
- g. providing English as a second language and adult literacy classes through the Southwest Neighborhood Learning Center.
- h. expanding Highline Head Start
- i. developing case management/counseling programs for youth to ensure school success and prevent youth violence and substance abuse.

Agency: DCHS

KC Action #3-7: *Teen Health Services*

Description: DPH - SW Public Health Center will expand the "Ask a Nurse" Program by scheduling public health nurse time in collaboration with the Park Lake Boys & Girls Club to reach teens participating in the Late Night Teen Program with health counseling and information.

Agency: DPH

KC Action #3-8: *Planned Approach to Community Health (PATCH) - Womens' Preventative Health Services*

Description: PATCH involves the community in assessing health problems and defining needed services. DPH - SW Public Health Center will provide a public health nurse to facilitate community forums to raise awareness about breast and cervical cancer and obtain community direction on approaches to service.

Agency: DPH

Strategy: Organize service providers to share responsibility for social/health service issues.

KC Action #3-9: *SW Community Service Representative*

Description: The SW Community Service Representative will participate in implementing the White Center Community Action Plan with an emphasis on coordination with service providers.

Agency: DHS-CSD

KC Action #3-10: *Drugs: Draw the Line! Community Mobilization Project* DCHS will continue to utilize federal and state funding to provide community organizing assistance and grants to community groups to prevent and reduce substance abuse and violence. The project is sponsored by the Human Services Roundtable, a consortium of local elected officials and the United Way. A Steering Commit-

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tee comprised of community activists, educators, treatment specialists and law enforcement personnel provide direction for the project.

Agency: DCHS

KC Action #3-11: *Child Care Training*

Description: DCHS Child Care Pro-gram will target training and technical assistance to child care providers in White Center. The training and technical assistance will specifically address the risk factors reported in the King County Social and Health Indicators Report (Phase I).

Agency: DCHS

KC Action #3-12: *Satellite Child Find/Developmental Center Facility*

Description: DPH - SW Public Health Center will collaborate with the Highline School District and the Child Resources Center (a nonprofit agency) to identify a satellite facility location for Child Find and the Developmental Center in the planning area. Child Find is a project of CD, the Highline School District and the Developmental Center and provides developmental screening for preschoolers. The Developmental Center is a nonprofit agency which assists with preschoolers' developmental skills.

Agency: DPH

Recommended Action: Youth Fair Chance

Description: The Seattle-King County Private Industry Council will implement the Youth Fair Chance Program with initial funding provided through a US Department of Labor Grant. Youth Fair Chance provides comprehensive career development, training and supportive service to youth and young adults in the West Seattle, Delridge, South Park and White Center communities. Services will be delivered in Seattle High School, Evergreen High School and at a Community Career Center operated by Southwest Youth and Family Service and at other locations in these communities. A Leadership Council comprised of representatives from neighborhoods, cultural communities, local government, service providers and businesses will provide program oversight and guidance. The Leadership Council will also develop a long term funding strategy that coordinate the use of resources in these communities.

Agency: Seattle-King County Private Industry Council.

Strategy: Improve programs to support teen parents and their children.

KC Action #3-13: *Young Family Independence Project - White Center Client and Community Participation*

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Description: DCHS will seek funding to continue the Young Family Independence Project (YFIP) when current grant funding ends in September 1994. YFIP provides health, education, employment, parenting education, life skills training and counseling to pregnant and parenting teens and their families. DCHS will obtain client and community input in designing or modifying services for White Center teens.

Agency: DCHS

KC Action #3-14: *Teen Parenting Classes*

Description: DCHS will provide parenting classes at Park Lake Neighborhood House. The program will be designed to meet the particular needs of teen parents. In addition, DCHS will provide Project AFTER (Alternatives for Teens Through Education and Resources), an 8-week training program designed to build skills to help teens make good choices and prevent child abuse.

Agency: DCHS

Strategy: Increase life options for teens by providing opportunities for teens to develop self-esteem and skills that allow them to become healthy, productive citizens .

KC Action #3-15: *Teen Pregnancy Prevention*

Description: DCHS will offer Project Empower at Park Lake Neighborhood House. This teen pregnancy prevention project provides an 8-week course designed to help teens meet and achieve personal goals.

Agency: DCHS

KC Action #3-16: *Community Development Assistance-Partners in Action for Teen Health (PATH)*

Description: DCHS will work with the SW Community Service Representative and service providers to plan and identify funding for the development of a comprehensive teen pregnancy prevention program PATH which is a collaboration of 14 organizations in White Center including Highline School District, the SW Public Health Center, social service agencies and community groups. The program's goal is to reduce the high teen birth rate by offering a range of services to teens and their families. This results in the ability of teens to avoid pregnancy and increase their life options.

Agency: DCHS

KC Action #3-17: *Health Education for PATH*

Description: DPH - SW Public Health Center will provide a health educator for the PATH program to facilitate a series of family life and sexuality education workshops to provide teens with coping and

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self-esteem skills and information. This action would occur when the PATH Program begins to offer services.

Agency: DPH

KC Action #3-18: *Plain Talk Project Support*

Description: DPH - SW Public Health Center will provide support to Park Lake Neighborhood House's Plain Talk project. Park Lake Neighborhood House received a planning grant from the Annie Cassey Foundation to assist parents to understand and counsel their sexually active teens in order to prevent pregnancy. Neighborhood House will be applying for an implementation grant in later 1994. The Health Center will provide a health educator and a public health nurse to provide information and assist in facilitating discussion groups with parents and community members during the implementation phase of the project.

Agency: DPH

KC Action #3-19: *Teen Pregnancy Prevention*

Description: The Teen Friendly Family Planning Clinic operated by the SW Public Health Center will provide expanded clinical services and health education emphasizing pregnancy prevention, treatment of sexually transmitted diseases and hepatitis immunizations for at-risk youth. These services will be provided if DPH is awarded a State grant. Funding would allow the program to continue through the Summer of 1995.

Agency: DPH

KC Action #3-20: *Summer Youth Employment Program*

Description: DCHS' Urban Training Program will issue a Request for Proposals for summer youth employment projects to be funded from Federal Job Training Partnership Act funds. School districts and community based agencies can propose projects that provide academic enrichment and job skills that will enhance the employability of participating youth ages 14 to 21. Projects must target youth from low-income families who have dropped out of school, are at risk of dropping out or have poor academic skills.

Agency: DCHS

KC Action #3-21: *Youthbuild and Youthbuilt*

Description: DCHS will apply for a Federal Youthbuild grant and State Youthbuild grant to provide job training education and supportive services to low-income youth and young adults. The program would be targeted to youth and young adults in the planning area. Youthbuild is sponsored by the Department of Housing and Urban Development. Youthbuilt is sponsored by the Washington

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Employment Security Department. The purpose of these grant programs is to provide economically disadvantaged youth with meaningful work in their communities by helping to meet the housing needs of homeless individuals and very low-income families. These programs provide both on-site housing construction and rehabilitation work experience and off-site academic classes, job skills training, leadership development, and supportive services for young adults ages 16 to 24 with an emphasis on high school dropouts. Housing projects constructed in conjunction with these programs would not be located in the planning area.

Agency: DCHS

Strategy: Centrally locate social and health services in the urban village.

KC Action #3-22: *Community Development Assistance - Community Service Center*

Description: DCHS will work with service providers to plan and identify funding for the development of a multipurpose community service center in the Downtown business area (urban village) to accommodate a variety of social and health service providers and their clients.

Agency: DCHS

♦ *Vision: A Community Where Affordable and Safe Recreational Activities are Available for Youth and Adults.*

Strategy: Increase affordable recreation opportunities.

KC Action #3-23: *Paddleboats*

Description: Parks Division will issue a request for proposals in order to identify a concessionaire to provide paddleboat rentals in Lakewood Park when water quality meets public health standards.

Agency: PCND

KC Action #3-24: *Community Development Assistance - Community Gardens*

Description: DCHS will work with the Parks Division, and community organizations to plan and identify funding for the provision of one or more community garden sites.

Agency: DCHS and PCND

DCHS = Department of Community and Human Services
DDES = Department of Development and Environmental Services
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KC Action #3-25: *Community Gardens Support*

Description: DCHS will provide the following programs to support the development and use of community gardens:

- the WSU/King County Master Gardeners will offer a free series of community gardening classes in White Center as well as the "Sound Gardening" lecture series which focuses on improving water quality.
- the Seattle Food Garden Project and Cooperative Extension Food Advisors will team to teach White Center residents how to grow and use garden produce.

Agency: DCHS

KC Action #3-26: *Community Development Assistance - Recreation Programs*

Description: DCHS and PCND will work with the Park Lake Boys & Girls Club and Highline School District to plan and identify funding for the following projects:

- a. providing supervised recreation programs for youth; and
- b. providing cultural programs including opportunities for youth to create public art projects.

Agency: DCHS and PCND

Recommended Action: *Playfields*

Description: Highline School District will seek funding to upgrade playfields at Salmon Creek Elementary School. These Playfields currently have compacted worn turf and inadequate fixtures. Funding would allow for regrading the fields and installation of fixtures to support recreational use by the school community and surrounding neighborhoods. Possible funding sources include the King County Parks CIP, the King County Youth Sports Facilities Grant and the Federal Youth Sports Program Grant.

Agency: Highline School District

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Chapter 4: Economic & Community Development

This chapter covers the Vision's goals of providing incentives to encourage redevelopment to foster healthy business areas, creating an urban village, developing active commercial areas, improving accessibility, maintaining diversity, and enhancing neighborhoods. In each section, the community's positive features and concerns are summarized. Proposed actions for King County, other jurisdictions, and citizens to implement the strategies are provided at the end of the chapter in the Table of Actions.

A Healthy Business Climate

◆ *Vision: A Healthy Business Climate*

The local economy is healthy with successful job generating businesses representing a wide variety of business activities. The community supports and values small businesses, entrepreneurship and personal initiative. Government assists the business community by building on existing strengths and addressing gaps in resources.

What positive features of the community should be preserved?

The businesses in the area provide services needed by the community and are largely owned and operated by local citizens.

Grocery stores, gas stations, hardware stores and other services are available within a short distance of residential neighborhoods. Many are locally owned and contribute to community efforts.

The White Center Chamber of Commerce is a resource that supports and promotes local businesses.

The Chamber is an established organization that provides a forum for addressing issues of concern to the business community. In addition, the Chamber promotes White Center by organizing community events such as Jubilee Days and distributing marketing material.

"Recruiting new businesses is very important..."

David Harrowe

What are community concerns?

Don't create new taxes to fund redevelopment.

Business Improvement Areas (BIAs), Local Improvement Districts (LIDs) or additional special taxing districts are not answers to the business community's concerns regarding redevelopment of the area and expansion of local businesses.

Current building regulations make it difficult to redevelop.

Government regulations have become so complicated and numerous that it discourages redevelopment of business areas and expansion of business activities.

The area needs more employment type businesses.

The area can't compete with Southcenter and other nearby retail centers, so efforts should be concentrated on encouraging businesses that provide manufacturing and industrial employment.

Strategy: Develop incentives for the redevelopment of commercial, and industrial zoned lands in the Urban Village, Top Hat, and Salmon Creek business areas.

Strategy: Revitalize the business areas and support local business through:

- recruiting new businesses to diversify the business mix;
- helping existing businesses expand; and
- marketing the area to shoppers, investors and visitors.

A Vibrant Urban Village

♦ ***Vision: A Vibrant Urban Village***

The heart of White Center is an urban village centered on 16th Avenue Southwest. The village includes a mix of shopping, light industry, offices, parks and open space areas and housing all within easy walking distance to one another. The Urban Village is well served by transit where a new transit hub has been located. Buildings have been designed to contribute to the special character of the village and some combine housing with shops or offices. Sidewalks have amenities such as benches, street trees, and bike racks making

“Help us to be a manufacturing and industry community that could use all the working-class labor people here.”

Thomas G. Mills

the area inviting to pedestrians and cyclists. Pathways serve a variety of uses and provide safe, attractive and convenient travel between the different uses in the village.

What positive features of the community should be preserved ?

Small masonry buildings, some with awnings, fronting on sidewalks gives the Downtown business area a special character.

The Downtown business area offers convenient shops and services, has historically served as a focus of the community, and still helps to define the character of the area.

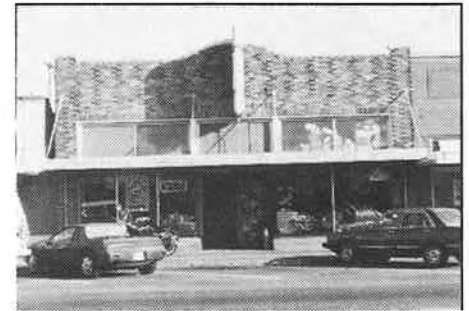
What are community concerns ?

The Downtown business area's appearance and mix of businesses discourages shopping and pedestrian activity.

Buildings in the Downtown business area appear dilapidated and several lack the detail that gives the area a special character. Distinctive features of older buildings have been removed or covered over in some instances. Building facades have been completely covered in several areas creating blank walls on the street and concealing indoor activities. The area lacks points of interest as well as pedestrian amenities such as landscaping, benches, bicycle racks and containers for refuse and recyclables. Variety is lacking in the mix of shops and services located Downtown as well as a critical mass of retail shopping opportunities. Taverns and adult entertainment are concentrated in this area. These types of businesses discourage residents from using local shops and services. In addition, stores in the area do not have consistent hours or standards for signage and window displays.

The size of the Downtown commercial area is an obstacle to development and consequently expansion of employment.

Developers looking for commercial property in the area have difficulty buying or leasing land. Commercially zoned properties in the area are owned by a small number of individual many of whom are elderly. Leasing, developing or selling these properties may not be considered profitable or important to these individuals. A very small amount of land is zoned for industrial uses. This limits the attrac-



tiveness of the area to businesses involved in light manufacturing, a potentially important source of jobs.

What are strategies for addressing community concerns ?

Strategy: Establish the boundary of the Downtown business/Urban Village area using natural features, White Center Park and established residential developments and neighborhoods as edges. The size of the urban village should allow for

- redevelopment and expansion of commercial and industrial activities; and
- encourage pedestrian and transit use as the primary means of travel in the village.

Strategy: Establish the mix of land uses in the Downtown business area to allow for:

- a larger light industrial area;
- mixed-use development with retail or office uses on the ground floor and housing on upper floors; and
- higher density housing to serve as a transition between the Downtown business area and surrounding residential neighborhoods

“Mixing business uses with apartment in the same building is an excellent idea and should be encouraged.”
Gerald Robison

A Community with Active Community Business Areas

♦ *Vision: A Community with Active Community Business Areas*

The Top Hat, Roxhill and Salmon Creek community business areas provide convenient commercial and retail services. They include a mix of shopping, business services, offices, and housing. The diversity of uses reinforces and enhances these areas and is compatible with the surrounding residential neighborhoods.

What positive features of the community should be preserved ?

Neighborhood-scale and businesses are within walking distance to one another and to the surrounding neighborhood.

Grocery stores, gas stations and other needed services are available within a short distance of residential neighborhoods. The Top Hat fixture provides a strong identity for the Top Hat business area. The greater Roxhill business area includes commercial and retail businesses in unincorporated King County and the City of Seattle. The greater Salmon Creek business area includes commercial and retail businesses in unincorporated King County and the City of Burien.

What are community concerns ?

Don't displace existing businesses through rezoning.

Businesses should be allowed to continue to exist where they are presently located.

What are strategies for addressing community concerns ?

Strategy: Establish the boundaries of the Top Hat, Roxhill and Salmon Creek community business areas using natural features and established residential neighborhoods as edges.

Strategy: Establish the mix of land uses in the Top Hat, Roxhill and Salmon Creek community business areas to allow for:

- continuation of existing commercial uses compatible with surrounding residential neighborhoods; and
- mixed-use development with retail development or office uses on the ground floor and housing on upper floors.

“Any help for the commercial area at Top Hat would be appreciated. The lots are so small that there is no room for landscaping.”

Ava Prentice

An Accessible Community

♦ *Vision: Accessible Community*

The urban village is well served by transit. The transit hub is a convenient and well used facility that provides a focus for the urban village. Sidewalks and bike paths provide safe and convenient connections between residential neighborhoods, schools, parks, commercial areas and the urban village. Community facilities, including a community service center, are located in the urban village and are easily accessible.

What positive features of the community should be preserved?

Transit service on the main north and south bus routes is frequent and reliable.

Currently, 13 METRO routes serve White Center providing transportation north to Seattle and south to Burien and Kent with connections to other areas of King, Snohomish and Pierce County. Schedules vary with more frequent service during peak hours.

Roads are generally uncongested and well maintained.

White Center has a well organized grid system of roads which serves the local community. Principal roads such as Roxbury, Ambaum and 1st Avenue South carry high volumes while local streets serve residential neighborhoods. Many White Center streets are scheduled to be overlaid in the 1993/1994 maintenance budget.

What are community concerns?

Speeding and cut-through traffic has a negative impact on residential neighborhoods.

King County attempts to reduce speeding and cut through traffic with police monitoring and well signed streets. If traffic moves well on the arterial, drivers don't have to detour to local streets to move through the area. Some intersection improvements on the arterial will help move the arterial traffic and keep drivers off of local streets.

Mobility is difficult for residents without automobiles, particularly youth.

Improving and enhancing non-motorized facilities will encourage people to walk or ride bicycles in the community. Improved transit service, changing the one-zone fare boundary to include the downtown area or the addition of a "dial a ride" system would increase travel options for area residents.

What are strategies for addressing community concerns?

Strategy: Provide a transit hub close to the Seattle city limits.

Strategy: Allow for one zone transit fares to both north and south destinations from the transit hub.

• traffic
diverters
• enforcement
• get traffic onto
light streets

• safe bike
walk facilities
• connections
transit

Strategy: Improve transit service within the White Center Community.

vs ? E-W service ?

Strategy: Provide sidewalks and bike paths to connect residential neighborhoods, schools, parks, and the urban village and improve roads to ensure adequate capacity and safety.

A Dynamic & Diverse Community

♦ *Vision: A Dynamic and Diverse Community*

The mixture of cultural communities and economic groups that make up White Center contribute to its unique character and is reflected in businesses, community organizations, public art, and local celebrations. White Center's cultural center serves as a focal point for the community and attracts visitors from the region to its programs. Active community organizations involve people from all walks of life.

What positive features of the community should be preserved?

The population is diverse.

White Center is a culturally and economically mixed community. This is a unique feature that many citizens value.



“The multi-cultural Center would be a wonderful way for those of us who represent different language, cultural, and ethnic groups to learn from each other and co-operate in building a better White Center.”

Cambodian Letter

What are community concerns ?

There is a lack of public art in the area.

Public art provides enjoyment, character and a unique character for the area. Existing and new public facilities should include public art that reflects the local character.

There are no facilities available to serve as a cultural center.

A cultural center is needed to provide space for educational and recreational programming and serve as a gathering place for celebrations for all residents.

What are community strategies for addressing community concerns ?

Strategy: Public art should be included in existing and future public facilities as much as possible.

Strategy: Develop a multicultural center.

A Community of Safe and Attractive Neighborhoods

♦ Vision: A Community of Safe and Attractive Neighborhoods

Housing is in good repair and mostly owner occupied. New housing meets the needs of a variety of income levels and has been designed to fit in to established neighborhoods and commercial centers. People know their neighbors and their police officers and feel safe in their neighborhoods.

What positive features of the community should be preserved?

The police officers and community service officers assigned to White Center's neighborhoods work with the community to address crime problems.

The King County Police serving the community have established a strong working relationship with citizens.

The King County Housing Authority has taken an active role in obtaining additional police service for Park Lake Homes

The King County Housing Authority has successfully applied for a federal grant to secure additional police officers for Park Lake Homes residents.

There are a range of housing opportunities.

Housing in the area is generally affordable and housing assistance is available through several programs. In addition to single family homes, there are duplexes, apartments and mobile homes in the area.

Residential neighborhoods are attractive and stable.

Single family housing is generally owner-occupied, affordable, and well maintained. Individual yards provide greenery and many homes have excellent views. Homeowners can develop accessory units which allows for additional income as well as variety in the housing stock.

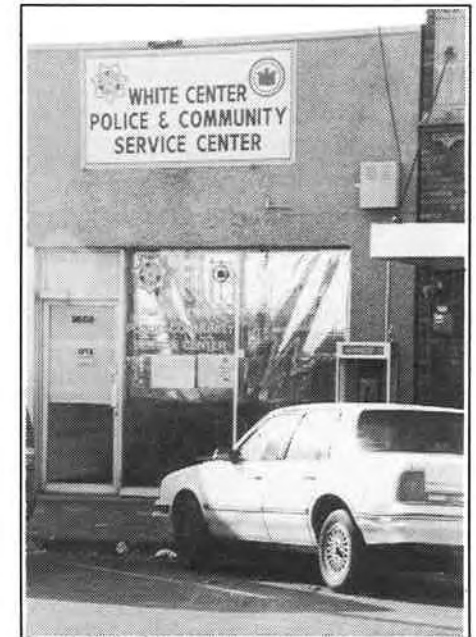
There are a variety of public facilities and services located in the area.

The White Center Library, Southwest Public Health Center, Fire Station, Boys and Girls Club, Evergreen Pool and parks are well maintained and offer a high level of service to residents.

What are community concerns ?

Large apartment complexes have a negative impact on residential neighborhoods.

Some residents consider turnover of residents in rental houses and apartments complexes to be a threat to the stability of neighborhoods because it is difficult for residents to know their neighbors. The large parking lots, minimal landscaping, and bland design associated with large apartment complexes diminish the character of surrounding neighborhoods. Apartment complexes generally lack



adequate play areas for children. Community parks and school play fields are not always a practical substitute due to lack of sidewalks connecting to these facilities as well as a fear of crime.

Crime in the area, as well as the fear of crime, diminishes the quality of life for residents.

Crime contributes to the negative image of the area and discourages shopping and pedestrian activity in the commercial areas. Citizens are concerned that there are not enough police officers available to enforce laws, deter criminal activity and respond to calls.

What are strategies for addressing community concerns ?

Strategy: Increase police service in the area and provide opportunities for police and residents to interact.

Strategy: Expand Block Watch activities.

Strategy: Improve street lighting.

Strategy: Expand opportunities for developing new housing to meet local needs.

Strategy: Vacant or underdeveloped lands in residential neighborhoods that are near existing or planned parks or schools should be developed with small lot single family houses.

Strategy: Conversion of existing multifamily zoned land to new zoning code will help to address concerns about bulk and scale, on-site recreation and landscaping standards of apartment complex developments.

Strategy: Clean up the junk cars, broken appliances, and debris in neighborhoods.



Table of Actions - Economic and Community Development

Please see Reader's Guide to the Table of Actions on page 28 for assistance in using this table.

♦ *Vision: A Healthy Business Climate*

Strategy: Develop incentives for commercial, office and industrial redevelopment in the Urban Village, Top Hat and Salmon Creek business areas.

White Center Community Action Plan policy ECD-2 provides the basis for applying special district overlays on certain properties in the White Center planning area. There are two special district overlays in effect for the planning area and they are: the Economic Redevelopment Special District Overlay and the Commercial/Industrial Special District Overlay. Policy ECD-2 can be found in Chapter 6 of this plan.

Please see the Area Zoning portion of this document for additional information about the special district overlays in effect for the White Center planning area.

Strategy: Revitalize the business areas and support local business through:

- recruiting new businesses to diversify the business mix
- helping existing businesses expand
- marketing the area to shoppers, investors and visitors
- providing technical assistance to secure financing for economic development projects.

KC Action #4-1: Community Empowerment Zone

Description: King County applied for and received a "Community Empowerment Zone" designation from Washington State in 1994 covering a portion of the planning area. The map on the following pages shows the boundary. The State offers a sales tax deferral to certain types of businesses that invest in plant or equipment and create new jobs field by residents of the Community Empowerment Zone. The business may be located anywhere within King County.

DCHS = Department of Community and Human Services
DDES = Department of Development and Environmental Services
DPH = Department of Public Health
DPS = Department of Public Safety
PCND = Parks, Cultural and Natural Resources Department
DMS = Department of Metropolitan Services (formerly METRO)
DPW = Department of Public Works

Agency: DDES (Note: the tax incentive program is administered by the Washington State Department of Revenue - See Appendix 1 for additional information)

KC Action #4-2: *Assistance for New and Existing Businesses*

Description: DCHS will market and offer training and finance programs to assist individuals interested in starting businesses as well as existing business owners wanting to expand. The programs include the Microloan Program sponsored by the US Small Business Administration as well as King County's Minority Entrepreneurship Program.

Agency: DCHS

KC Action #4-3 : *Economic Development Assistance*

Description: DCHS will work with community organizations and business interests to identify resources available for business revitalization activities.

Agency: DCHS

KC Action #4-4: *Phased Environmental Review*

Description: DDES will conduct phased environmental review for development in the Urban Village and the Top Hat Community Business Center. DDES conducts environmental review for development proposals in unincorporated King County under the State Environmental Policy Act (SEPA). Under SEPA, developers must submit an environmental checklist with their permit application. DDES reviews the checklist and issues a decision known as a threshold determination indicating whether or not the proposal will have a significant adverse impact on the environment. If the proposal will result in significant adverse impacts, DDES can require the developer to mitigate the impact by modifying the proposal or, in some instances, require preparation of an environmental impact statement in which the proposal and alternatives are analyzed for their impacts. Under phased environmental review, DDES would review the broad impacts of development in the Urban Village and Top Hat Community Business Centers. This would allow for quicker review of specific project proposals in these areas. Developers would have access to information about environmental impacts of development in these areas and, if necessary, appropriate mitigation measures to incorporate in development proposals.

Agency: DDES

DCHS = Department of Community and Human Services
DDES = Department of Development and Environmental Services
DPH = Department of Public Health
DPS = Department of Public Safety
PCND = Parks, Cultural and Natural Resources Department
DMS = Department of Metropolitan Services (formerly METRO)
DPW = Department of Public Works

◆ *Vision: A Vibrant Urban Village*

Strategy: Establish the boundary of the Downtown Business/Urban Village area using natural features, White Center Park and established residential developments and neighborhoods as boundaries.

White Center Community Action Plan policies ECD-1 and ECD-3 provide the basis for establishing the boundary of the Urban Village/Unincorporated Activity Center. These policies can be found in Chapter 6 of this Plan. The boundary of the Urban Village/Unincorporated Activity Center is defined by the adopted land use map and area zoning.

Strategy: Establish the mix of land uses in the Downtown Business/Urban Village area to allow for:

- a larger light industrial area;
- mixed-use development with retail or office uses on the ground floor and housing on upper floors; and
- higher density housing to serve as a transition between the Urban Village and surrounding residential neighborhoods

The White Center Area Zoning establishes the zoning designation for properties in and around the Urban Village/Unincorporated Activity Center. Consistent with adopted plan policies, the range of residential, commercial and industrial zoning in effect provides the opportunity for existing development to continue and for new development to occur in the future.

Please see the Area Zoning portion of this document for property specific zoning designations. For information on the types of uses permitted in a particular zoning designation, please refer to the King County Zoning Code, Title 21A.

DCHS = Department of Community and Human Services
DDES = Department of Development and Environmental Services
DPH = Department of Public Health
DPS = Department of Public Safety
PCND = Parks, Cultural and Natural Resources Department
DMS = Department of Metropolitan Services (formerly METRO)
DPW = Department of Public Works

◆ *Vision: A Community with Active Community Business Areas*

Strategy: Establish the boundaries of the Roxhill, Salmon Creek and Top Hat business areas using natural features and established residential neighborhoods as boundaries.

White Center Community Action Plan policies ECD-1 and ECD-5 provide the basis for establishing the Community Business Centers for the White Center planning area. These policies can be found in Chapter 6 of this Plan. The boundaries for each of the Community Business Centers are defined by the adopted land use map and area zoning.

- Strategy:** Establish the mix of land uses in the Roxhill, Salmon Creek, and Top Hat commercial areas to allow for:
- continuation of existing commercial uses compatible with surrounding residential neighborhoods; and
 - mixed-use development with retail development or office uses on the ground floor and housing on upper floors.

The White Center Area Zoning establishes the zoning designation for properties in and around each of the Community Business Centers. Consistent with adopted plan policies, the range of residential, commercial and industrial zoning in effect provides the opportunity for existing development to continue and for new development to occur in the future.

Please see the Area Zoning portion of this document for property specific zoning designations. For information on the types of uses permitted in a particular zoning designation, please refer to the King County Zoning Code, Title 21A.

◆ *Vision: An Accessible Community*

Strategy: Provide a transit hub close to the Seattle City limits.

KC Action #4-5: Transit Hub

Description: DPW with assistance from DMS will prepare a transit hub study in consultation with the community and the City of Seattle. The study should include an analysis of alternative locations and designs for the transit hub and should be submitted by January 1, 1995 to the Metropolitan King County Council and to the Transit Division to be considered for inclusion as part of their six-year Comprehensive Transit Plan.

DCHS = Department of Community and Human Services
DDES = Department of Development and Environmental Services
DPH = Department of Public Health
DPS = Department of Public Safety
PCND = Parks, Cultural and Natural Resources Department
DMS = Department of Metropolitan Services (formerly METRO)
DPW = Department of Public Works

Agency: DMS

Strategy: Allow one zone transit fares to both north and south destinations from the transit hub.

KC Action #4-6: *Transit Fares*

Description: As part of the Transit Hub Study, DMS will analyze the impacts of modifying the two-zone fare boundary including an alternative whereby riders boarding at the transit hub would pay the single-zone fare when traveling either north or south. Any changes to the two-zone fare boundary will require approval of the Metropolitan King County Council.

Agency: DMS

Strategy: Improve transit service within the White Center Community.

KC Action #4-7: *White Center Transit Study*

Description: The Transit Division will study and recommend ways to improve transit circulation within the White Center Community. This study will be submitted to the King County Council by January 1 1995.

Agency: DMS/DPW

Strategy: Provide sidewalks and bike paths to connect residential neighborhoods, schools, parks, and the urban village and improve roads to ensure adequate capacity and safety.

KC Action #4-8: *Transportation Projects*

Description: Pedestrian Facilities

1. Provide pedestrian pathway on SW 104th St between 1st Ave SW and 2nd Ave SW. (\$15,000)
2. Pave shoulder on SW 124th St between 2nd Ave S and 5th Ave S. (\$130,000)
3. Improve pedestrian access on 2nd Ave S south of S. 120th St at Arbor Lake Park. (\$5,000)
4. Pedestrian improvement on Meyers Way at 6th Ave S. (\$75,000)
5. Improve pedestrian access on 3rd Ave S south of S. 120th St at Arbor Lake Park. (\$23,000)
6. Pave shoulder (north) on SW 122nd St between 4th Ave SW and Ambaum Blvd. (\$165,000)
7. Pave shoulder (north) on SW 124th St between 4th Ave SW and Ambaum Blvd. (\$165,000)
8. Pedestrian improvements on SW 108th St at 12th Ave SW. (\$5,000)
9. Pedestrian improvements on SW 107th St at 14th Ave SW. (\$15,000)

DCHS = Department of Community and Human Services
DDES = Department of Development and Environmental Services
DPH = Department of Public Health
DPS = Department of Public Safety
PCND = Parks, Cultural and Natural Resources Department
DMS = Department of Metropolitan Services (formerly METRO)
DPW = Department of Public Works

Adopted White Center Transportation Projects

-K King County Nonmotorized Improvements
-S Seattle Improvements
- △ Burien Improvements
- Potential Transit Hub Sites
- Incorporated Area
- Unincorporated Area
- Planning Area Boundary

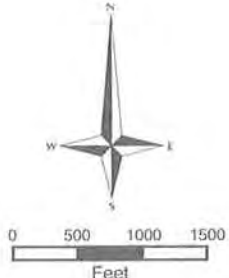
Source: King County Roads Division,
Transportation Planning Section,
November 1994

TNR2000
Ø - no TNR project
H-204 - TNR

White Center Community Planning Area



King County Planning and
Community Development Division



Seattle

Seattle




Burien

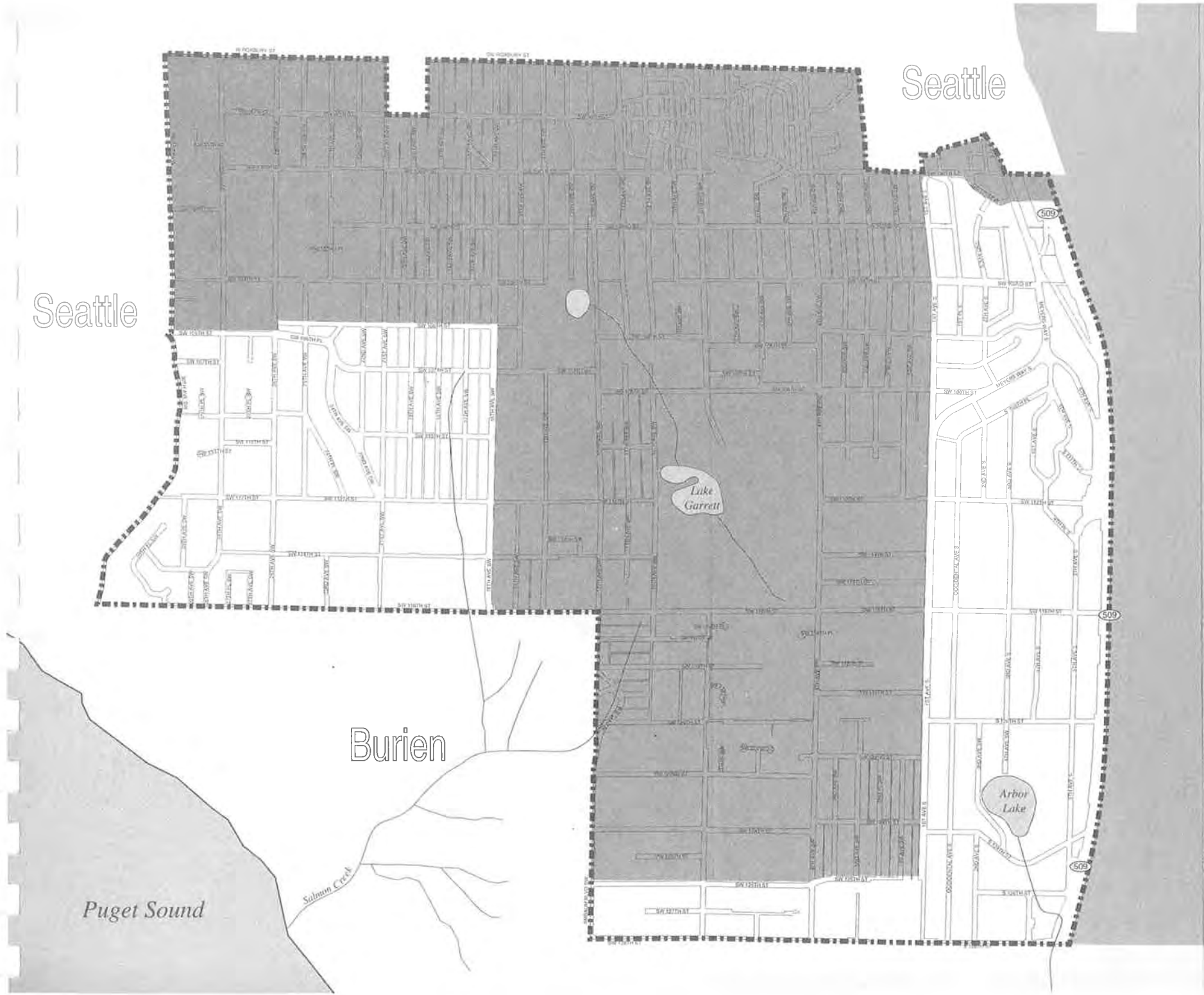


Puget Sound

Salmon Creek

White Center Community Empowerment Zone

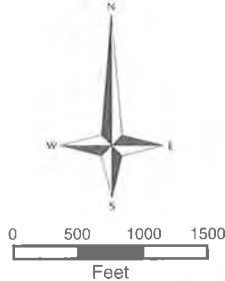
-  Incorporated Area
-  Unincorporated Area
-  Planning Area Boundary



White Center Community Planning Area



 King County Planning and Community Development Division



Top Hat, Roxhill and Salmon Creek Community Business Areas

There are three existing community-scale business areas in the White Center planning area: Top Hat, Roxhill and Salmon Creek. For the purposes of this plan, these are the Community Centers for the planning area and are supported through policy ECD-5.

Top Hat is centered on Meyers Way between Southwest 106th Street and Southwest 114th Street. The commercial area is approximately 20 acres in size and provides commercial and retail services for the surrounding neighborhoods. Types of development found in and around the center include a supermarket, small retail and personal services, single and multifamily housing and automobile related services. Within the Top Hat commercial area are parcels of vacant and underutilized commercial zoned lands. Redevelopment of these properties is a desire of community members.

The greater Roxhill business area includes commercial properties in unincorporated King County and the City of Seattle. The portion in unincorporated King County is located south of Roxbury Street between 30th Avenue Southwest and 26th Avenue Southwest and is approximately 13 acres in size. Existing developments include a supermarket, bowling alley, small retail shops, and automobile service stations. The center is healthy and provides convenient goods and services to the surrounding neighborhoods. The community supports the continued use and function of this center.

The Salmon Creek Business Center includes commercial properties located in unincorporated King County and the City of Burien. The portion in unincorporated King County is located south of Southwest 112th Street along 16th Avenue Southwest and is approximately 15 acres in size. The area includes retail shops and services, light manufacturing businesses and the White Center Library.

Economic Redevelopment Special District Overlay

The Economic Redevelopment Special District Overlay (Ordinance 11566) is a zoning provision that may be applied to encourage economic development in urban areas where there is a significant amount of vacant, underutilized or underdeveloped commercial and/or industrial lands. The Overlay provides flexibility regarding certain zoning code standards such as parking, setback, height limits, landscaping, road improvements, pedestrian circulation, tree retention, impervious surface and lot coverage requirements.

During the King County Council's review of the Executive proposed White Center Community Action Plan, the Council identified two areas to apply the Economic Redevelopment Special District Overlay (ERDO), the Pedestrian Subarea of the Urban Village and lands designated and zoned for Industrial use. The affected properties are highlighted and shown on the "Special District Overlays" map and on the quarter section zoning maps found in this document. Properties identified with a "-SO" suffix following the map symbol of the underlying zone, are subject to the provisions of the ERDO. The text accompanying the quarter section map further explains the overlay provision that is in effect.

Commercial/Industrial Special District Overlay

The Commercial/Industrial Special District Overlay (Ordinance 11567) is a zoning provision that may be applied to encourage economic development in urban areas where there is a significant amount of vacant, underutilized or underdeveloped commercial and/or industrial lands. The Overlay provides flexibility regarding certain zoning code standards such as parking, setback, height limits, landscaping, road improvements, pedestrian circulation, tree retention, impervious surface and lot coverage requirements, as well as expanding the list of permitted uses to include some light industrial uses.

During the King County Council's review of the Executive proposed White Center Community Action Plan, the Council identified two areas to apply the Commercial/Industrial Special District Overlay (CIDO), the Commercial/Industrial Subarea of the Urban Village and the Top Hat Community Business Center. The affected properties are highlighted and shown on the "Special District Overlays" map and on the quarter section zoning maps found in this document. Properties identified with a "-SO" suffix following the map symbol of the underlying zone, are subject to the provisions of the CIDO. The text accompanying the quarter section map further explains the overlay provision that is in effect.

Property Specific Development Standards

Property specific development conditions, indicated by a P-suffix attached to a zoning classification, address problems unique to individual properties or specifically defined geographic areas that are not addressed or anticipated by requirements of the 1993 Zoning Code or other regulations (KCC 21A.38.030). The King County Council applied P-suffix conditions to properties in the Urban Village as follows:

- Properties with Industrial zoning
- Properties with frontage on 16th Avenue Southwest in the pedestrian commercial subarea.
- Properties with frontage on 16th Avenue Southwest in the commercial/industrial subarea.

A map illustrating the location of the P-Suffix areas is found on the map labeled "Special District Overlays." In addition, the quarter section zoning maps found in this document indicate the affected properties with a "P-Suffix" following the map symbol of the underlying zone. The text explaining these P-suffix conditions accompanies the applicable quarter-section maps.

The King County Council previously adopted the Burien Activity Center Community Plan Policy Update (Ordinance 10430) which contains P-suffix conditions that apply to the former Puget Sound Jr. High School site. The text of these P-suffix conditions accompanies the applicable quarter-section map.

White Center Area Zoning

Chapter I How to use this Document

Included in this report are:

1. An Introduction

The introduction defines area zoning, describes its relationship to the White Center Community Action Plan, Highline Communities Plan and King County Comprehensive Plan and describes the County's process for converting zoning classifications to the 1993 Zoning Code (Title 21A, King County Code).

2. Area Zoning Highlights

This chapter section describes the major zoning changes for the White Center planning area. Zoning changes are discussed by major land use designations: Residential Areas, the Urban Village, Top Hat, Roxhill and Salmon Creek Community Business Areas.

3. Area Zoning

A. An index to the zoning maps depicting:

1. The sections, townships, and ranges for all land within the White Center planning area.
2. Page number of this report where specific quarter-section zoning maps can be found.

B. Zoning maps, covering all of White Center, that show:

1. Previous zoning for all properties.
2. Zoning changes are indicated by an "X" through the previous zone with the new zoning classification from Title 21A shown in ***bold italics***. Zoning not crossed out by an "X" has been converted to an equivalent zoning classification from Title 21A and is shown in ***bold italics***.

Each quarter section within the White Center planning area is shown on a separate page at a scale of 1" = 400'.

Chapter II Introduction

Background

The White Center Area Zoning consists of text and quarter-section zoning maps for the unincorporated lands in the White Center planning area. The text and zoning maps apply the land use policies and designations of the Countywide 1994 King County Comprehensive Plan (KCCP), the 1977 Highline Communities Plan (HCP) and the White Center Community Action Plan (WCCAP) to land in the planning area. Policies from these plans are cited throughout the area zoning text to help the reader understand the rationale for placement of zone classifications and site-specific development conditions. Whether they are cited or not, however, all applicable plan policies shall govern zoning and land use decisions necessary to implement the White Center Community Action Plan.

Area Zoning Definition and Scope

Area Zoning implements the land use policies in the White Center Community Action Plan. Area zoning is initiated in King County to adopt or amend zoning maps to carry out land use policies on an areawide basis. The procedure is comprehensive in nature, and deals with natural homogeneous communities distinctive geographic areas and other types of districts having unified interests within the County. Area zoning uses zoning classifications to apply the land use policies of the KCCP, HCP and WCCAP to land in the planning area (KCC 20.08.030). Area zoning is submitted to the King County Council for review at the same time as the community action plan (KCC 20.16.100). Area zoning, unlike an individual reclassification, utilizes the entire range of zoning classifications and provisions available to the county to express the current land use policy in zoning map form.

The White Center Area Zoning converts White Center land use designations and policies into 1993 zoning classifications on specific properties. In some cases, there are additional site specific development conditions included as well.

The Area Zoning consists of amendments to King County's official zoning maps in the White Center planning area, referenced land use policies which determined what zone was applied to the land and text containing any special development conditions which apply to that land. The Area Zoning maps and text together constitute an "official control" as defined in KCC 20.08.140 and regulate the use of land.



Zoning Code Conversion

A new King County Zoning Code (Title 21A, King County Code) was adopted in June of 1993, (Ordinance 10870). Section 3 of Ordinance 10870 specified three ways the 1993 Zoning Code would be applied in King County:

1. Through an individual zoning reclassification;
2. Through the County-wide zoning conversion process; or

3. As part of a community planning area zoning proposal which accompanies a plan update or amendment study.

Section 5 of Ordinance 10870 set forth a conversion table and criteria to be used in converting zoning maps adopted under the previous zoning code to the 1993 code. The following table is consistent with Ordinance 10870 and shows the conversion used in the White Center Area Zoning:

1963 Zoning Code Classification Resolution 25789 (Title 21, King County Code)	1993 Zoning Code Classification Ordinance 10870 (Title 21, King County Code)	Additional Criteria
SR/RS 9,600 Suburban Residential; Residential Single Family	R-4 Residential; 4 dwelling units per acre	
SR/RS 7,200 Suburban Residential; Residential Single Family	R-6 Residential; 6 dwelling units per acre	
SR/RS 5,000 Suburban Residential; Residential Single Family	R-8 Residential; 8 dwelling units per acre	
RD 3,600 Low Density Multiple-Dwelling	R-12 Residential; 12 dwelling units per acre	
RM 2,400 Medium Density Multiple-Dwelling	R-18 Residential; 18 dwelling units per acre	
RM 1,800 High Density Multiple-Dwelling	R-24 Residential; 24 dwelling units per acre	
RM 900 Maximum Density Multiple-Dwelling/Restricted Service	R-48 or O Residential; 48 dwelling units per acre or Office	
BN Neighborhood Business; BR-N Mixed Business-Residential Neighborhood Scale	NB Neighborhood Business	For all business zones, use the zone most consistent with the Comprehensive Plan and community plan designation and actual scale of the business area
BC Community Business; BR-C Mixed Business-Residential Community Scale	CB Community Business	
CG General Commercial	RB Regional Business	
ML Light Manufacturing; MP Manufacturing Park	I Industrial	
P-suffix - Site Plan Approval	-P Property Specific Development Conditions	
 Potential Zone	 Potential Zone	
	-SO Special District Overlay	

Under the previous Highline Area Zoning, the zoning for some properties in White Center included P-suffix conditions. A review of the P-suffix conditions revealed that all of these conditions were covered under the new Zoning Code. As a result, the P-suffix conditions previously applied through the Highline Community Plan Area Zoning or zoning reclassifications have not been carried forward as part of this area zoning process.

Chapter III: Area Zoning Highlights and Zoning Changes

This chapter describes the major zoning changes in the White Center planning area and gives the policy basis from the White Center Community Action Plan.

Residential Areas

Protecting and preserving existing residential neighborhoods are strong desires of the White Center community. When considering future development on vacant or underdeveloped lands within residential neighborhoods, community members felt these land should be developed with single family homes at densities similar to those surrounding the site. Community members also support new small lot single family developments on sites within a quarter-mile of a planned or existing park, open space area, or school and transit route. This concept is supported through policy ECD-13.

Urban Village

The downtown business area is centered along 16th Avenue Southwest. Fixing up the downtown business area was the topic of many discussions out in the community. The community felt it was important to establish a boundary for the business area and to call it an "Urban Village". Under this title, the community began to voice what types of developments would be appropriate, how development should occur, and ways of providing linkages between the different developments. Based on the discussions, the primary focus of the Urban Village is to encourage employment generating uses that will provide jobs for residents of the Urban Village and the surrounding area. This concept is supported through policy ECD-3.

During their review of the Executive Proposed White Center Community Action Plan and Area Zoning, the King County Council identified two subareas of the Urban Village: the pedestrian commercial subarea and the commercial/industrial subarea. The pedestrian commercial subarea includes the majority of commercial properties north of Southwest 100th Street. The commercial/industrial subarea picks up the remaining commercial properties located primarily south of Southwest 100th Street in the Urban Village. The two subareas were identified to highlight some of the unique characteristics and pattern of development within these areas and to address specific development needs unique to each of the subareas.

The King County Council applied the Economic Redevelopment Special District Overlay to the pedestrian commercial subarea and on properties designated and zoned for Industrial development. The Council applied the Commercial/Industrial Special District Overlay to the commercial/industrial subarea. Both Overlays are describe below and copies of the ordinances containing these regulations are include in Appendix 4 of this document.

White Center Adopted Land Use

Effective November 28, 1994

 Single Family Residential

 Multifamily Residential

 Commercial

 Industrial

 Community Facility

 Park, Drainage Facility

 Incorporated Area

 Unincorporated Area

 Planning Area Boundary

 Urban Village / Unincorporated Activity Center

 Community Business Center

White Center Community Planning Area



King County Planning and
Community Development Division



0 500 1000 1500
Feet

Seattle

Seattle

Burien

Puget Sound

Salmon Creek

Lake
Garrett

Arbor
Lake

10. Pedestrian Trail on 30th Ave SW between SW 103rd St and SW 106th St. (\$43,000)
11. Pedestrian pathway on SW 104th St between 21st Ave SW and 22nd Ave. SW. (\$20,000)
12. Pave shoulder (west and north) on 12th Ave SW at SW 106th St. (\$35,000)
13. Pave shoulder (east) on 28th Ave SW between SW 110th St and SW 112th St. (\$60,000)
14. Pave shoulder and stripe where necessary (north) on SW 100th St between 21st Ave SW and 18th Ave SW. (\$32,000)
15. Pave shoulder (south) on SW 126th St between Ambaum Blvd and 4th Ave SW. (\$165,000)
16. Pave shoulder (east) on 11th Ave SW between SW 106th St and SW 102nd St. (\$25,000)
17. Pedestrian improvement on 98th Street SW between 14th Ave. SW and 12th Ave. SW.

Description: Recommended Pedestrian Facilities

18. Pedestrian improvements on SW Roxbury St between 30th Ave SW and 28th Ave SW (\$42,000)

Description: Recommended Motorized Projects

19. Turn lanes on Ambaum Blvd. at SW 122nd St (\$175,000)
20. Turn lanes on SW 128th St at 4th Ave SW. (\$175,000)
21. Turn lanes on Ambaum Blvd at SW 124th St (\$175,000)
22. Turn lanes on Ambaum Blvd near SW 118th St (\$175,000)
- 23 ~~22~~ Intersection/operation improvements at SW Roxbury St and 8th Ave SW. (\$5,000)

Agency: DPW-Roads for nos. 1 to 16; City of Seattle for nos. 17 and ²³~~22~~; City of Burien for nos. 18 to ²¹~~22~~.

♦ *Vision: A Dynamic and Diverse Community*

Strategy: Public art should be included in existing and future public facilities as much as possible.

KC Action #4-9: Public Art

DCHS = Department of Community and Human Services
 DDES = Department of Development and Environmental Services
 DPH = Department of Public Health
 DPS = Department of Public Safety
 PCND = Parks, Cultural and Natural Resources Department
 DMS = Department of Metropolitan Services (formerly METRO)
 DPW = Department of Public Works

Description: DMS will develop a public art project in conjunction with the proposed transit hub.
Agency: DMS

Strategy: Develop a multicultural center.

KC Action #4-10: *Community Development Assistance - Multicultural Center*

Description: DCHS will work with community organizations to plan and identify funding for the development of a multicultural center with space for educational and recreational activities.
Agency: DCHS

◆ **Vision:** *A Community of Safe and Attractive Neighborhoods*

Strategy: Increase police service in the area and provide opportunities for police and residents to interact.

KC Action #4-11: *Problem-Oriented Policing*

Description: King County Police Precinct 4 will continue to work with the community to identify and solve problems and prevent crime. DPS will identify potential funding sources in order to expand training for police officers and volunteers involved in problem-oriented policing.
Agency: DPS

KC Action #4-12: *Federal Funds to Increase Police Service*

Description: DPS will apply for Federal funding to provide additional police officers in the planning area's patrol districts.
Agency: DPS

KC Action #4-13: *White Center Police & Community Service Center*

Description: King County Police Precinct 4 will staff the White Center Police & Community Service Center in White Center's Downtown business area.
Agency: DPS

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DPS = Department of Public Safety
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Recommended Action: *Public Housing Drug Elimination Grant.*

Description: King County Housing Authority may apply for a Public Housing Drug Elimination Grant for the Park Lake Homes Garden Communities. The grant, which is offered annually by the Federal Department of Housing and Urban Development, provides funding for a broad range of prevention, treatment, and supportive services for public housing residents including additional police service.

Agency: King County Housing Authority

Strategy: Expand block watch activities.

KC Action #4-14: *Block Watch Support*

Description: The SW Community Service Representative will work with the community to expand Block Watch activities and provide information on available social and health services to Block Watch groups.

Agency: DCHS

Strategy: Improve street lighting.

KC Action #4-15: *Street Lighting Improvements*

Description: The SW Community Service Representative will work with community organizations and the street lighting providers (Water District 20, Water District 45, the SW Suburban Sewer District and King County DPW) to identify and prioritize street lighting improvements to improve public safety. The prioritized list of improvements will be sent to the street lighting providers which will work with Seattle City Light on funding and installation.

Agency: DCHS

Strategy: Expand opportunities for developing new housing to meet local needs.

Recommended Action: *Affordable Housing - King County Housing Partnership*

Description: King County Housing Partnership is in the process of developing several homes in the White Center area for households earning up to 80% of the area median income.

Contact: King County Housing Partnership

Recommended Action: *Affordable Housing - Habitat for Humanity*

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DMS = Department of Metropolitan Services (formerly METRO)
DPW = Department of Public Works

Description: Individuals or community organizations may approach Habitat for Humanity with housing development proposals. Habitat is a nonprofit organization that works with businesses and volunteers to provide decent housing for low-income families.

Contact: Habitat for Humanity

Strategy: Vacant or underdeveloped lands in residential neighborhoods that are near existing or planned parks or schools should be developed with small lot single-family houses.

White Center Community Action Plan policies ECD-13 provides the basis and justification for establishing new small lot single family development (6 to 8 dwelling units per acre) for the White Center planning area. These policies can be found in Chapter 6 of this Plan. The areas designated for single family development are defined by the adopted land use map and area zoning.

Please see the Area Zoning portion of this document for property specific zoning information. For information on the types of uses permitted in a particular zoning designation, please refer to the King County Zoning Code, Title 21A.

Strategy: Conversion of existing multifamily zoned lands to new zoning code will help to address concerns about apartment complex developments regarding bulk and scale, on-site recreation and landscaping standards.

KC Action #4-16: *Conversion of Zoning Classifications*

Description: Conversion of existing zoning to new zoning code will address issues of bulk and scale, on-site recreation and landscaping standards for multifamily developments.

Strategy: Clean up the neighborhood of junk cars, broken appliances and debris.

KC Action #4-17: *Housing Repair and Rehabilitation Loans*

Description: PCDD will develop a special marketing effort to inform residential property owners in the planning area about King County's no-interest and low-interest loan programs for housing repair and rehabilitation. The marketing effort will include outreach to cultural communities and providing translated materials.

Agency: DCHS

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DPS = Department of Public Safety
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Recommended Action: *"Christmas in April" Home Repair Project*

Description: A community organization may contact the Junior League of Seattle to plan a "Christmas in April" Home Repair Project. This national project matches community volunteers and donated materials with elderly and disabled homeowners

Contact: The Junior League of Seattle

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Chapter 5: Environmental Protection

White Center is predominantly an urban area. Effects from development have changed the face of the land, altering the natural environment. Many area lakes and streams have been impacted by urban surface water runoff. Recreational uses of these waters are limited. Another contributing factor is the presence of failing on-site septic systems in the planning area. Reports show that aging and failing septic systems in the planning area are a contributing source of water pollution. The improper use, storage and disposal of household cleaning goods and disposal of hazardous waste are also potential contributors to water pollution. Public education of these existing and potential water pollution problems will help raise public awareness and finding appropriate ways to address these problems.

The natural environment plays an important role in the quality of life for White Center residents. Poor water quality found in the lakes, streams and groundwater is a major concern for citizens of White Center. The community wishes to see the degraded water quality in area lakes and streams restored for recreational enjoyment. Protection of the environment and increased environmental education was cited as a priority by community members. More opportunities for the community to participate in environmental education and activities need to be provided.

This chapter presents the vision for how residents want to protect the environment in the future. Achieving the vision for environmental protection requires partnership efforts between the community, the private sector, local service providers and the government.

The chapter begins by presenting the Vision and follows with strategies and actions for how the community will protect the environment in the future. First, community assets are listed to show what currently is available, followed by concerns summarized from community comments. Strategies and actions are discussed last.

♦ *Vision: A Community that Protects and Preserves the Natural Environment*

Wetlands, streams and lakes have been restored to healthy and stable conditions, and support fish and other aquatic life. Wetlands streams and lakes are protected through better enforcement of regulations, voluntary citizen actions, and education of basin residents and property owners. Residents participate in programs which enhance and restore habitat areas.



“Why did I get involved with the Youth Task Force? For a spiritual reason. I believe that we have to build a civilization that has people participating in it. In White Center people don’t feel a part of the community. The environment is one place where everyone can get involved and work together.”

Virginia Moimoi

What positive features of the community should be preserved?

The area’s lakes, streams and wetlands are an important part of community life and contribute to the character of White Center.

Several lakes, streams and wetlands exist in the area. Each of these natural features play a significant role in contributing to the character of the area. Community members desire to see stronger partnerships formed between the community, King County Government, and local service providers in protecting and preserving these natural features.

The White Center Youth Task Force

The White Center Youth Task Force posts protective signage, provides volunteer clean up of area parks, open space areas and water bodies and offers public education on environmental issues. Three years ago The White Center Youth Task force was started by the White Center Chamber of Commerce with grant money from Drugs: Draw the Line!. The purpose of the White Center Youth Task Force is to develop a coalition of public agencies, citizens and the schools to help kids. The Task Force is a volunteer organization, open to kids and adults, which provides environmental education and community based activities in White Center. Grant funding has enabled The Task Force to undertake such activities as: preparing the Salmon Creek Basin Youth Activity Plan, developing field guides, taking field trips, and organizing environmental programming for the Highline School District and King County. A community-wide newsletter was distributed to 4,000 White Center residents. Currently they are working on coordinating implementation activities for the Salmon Creek Basin Youth Activities Plan. The Youth Task force also works on joint projects with the Cascade Middle School Ecology Club and the Boys and Girls Club Land and Water Team.

Washington State University Cooperative Extension Land/Water Stewardship Program

Three Land/Water stewards have been working with the schools and the White Center Youth Task Force. The Washington State University Cooperative Extension Land/Water Stewardship Program provides training for volunteers interested in educational projects which protect and enhance the natural environment. A three month training program is open to King County residents who care about the

land and are willing to make a commitment of time necessary to complete the training and service. Volunteers pay for the training by honoring a service commitment through providing volunteer stewardship educational service to their community.

The Washington Department of Wildlife has certified 14 "Backyard Wildlife Sanctuaries" within the planning area, where homeowners have taken voluntary actions to protect or enhance wildlife habitat values. Participants in the Backyard Wildlife Sanctuary Program follow criteria developed to make backyards more supportive of urban wildlife. Some of the steps include: prepare a landscape plan, provide plant diversity, plant more trees and shrubs, add bird feeders, provide shelter for birds and control cats. The Department of Wildlife encourages participants to get their neighbors interested in backyard wildlife. Where these voluntary habitat enhancement projects adjoin one another, their value to wildlife is increased many times. Once the applicant meets the specified criteria for the Backyard Wildlife Sanctuary Program, certification is issued by the Department of Wildlife.

What are community concerns?

Improve the quality of surface water that drains into streams, lakes and wetlands

Residents are concerned about existing surface water problems such as water pollution, erosion, sedimentation and fish habitat degradation.

Increase habitat value of the natural environment.

As a result of urbanization, much of the habitat value in White Center has been significantly altered or lost.

Provide education and opportunities for the community to understand their role in protecting water resources and the natural environment.

There are not enough environmental education programs or organized community activities for residents to help protect natural resources.

"We very much need to preserve our few remaining wilderness areas. This will give residents - especially children - an opportunity to appreciate nature."

David Harrowe

Habitat: is the living place of fish, wildlife and plants. Clean gravel, abundant food sources, a variety of pools and riffles, plenty of places to hide and cool, clean water are all important elements of good streamside habitat.

What are strategies for addressing community concerns?

Strategy: Facilitate and encourage partnerships between the community, other jurisdictions and King County to solve water quality concerns.

Strategy: Increase monitoring of on-site waste water treatment systems and enforcement efforts to help protect water quality.

- ◆ ***Vision: A Community where the Natural Environment is Accessible and Enjoyable.***
Increased environmental protection, volunteer community activities and education have contributed to cleaner water in White Center's lakes and streams. In the future, natural features such as lakes and streams are accessible for public recreation and education. Park lands have been enhanced, increasing the variety of recreational opportunities for residents.

What positive features of the community should be preserved?

The areas lakes, streams wetlands and parks are an important part of community life and contribute to the character of White Center.

Portions of three streams systems, Miller, Salmon and Seola Creeks, flow through the White Center area. In addition to streams there are five inventoried wetlands in the planning area, the most prominent being Arbor Lake and Lake Hicks.

What are community concerns?

We need to clean up the lakes so they are safe for people to go into them.

Water quality in local lakes is degraded and unsafe for recreational activities.

Improve water quality at Lakewood Park, Lake Hicks and Arbor Lake.

Several neighborhoods in the planning area remain unsewered. A primary source of water pollution comes from aging and failing septic tanks. Studies have documented water pollutions problems in Arbor Lake where a cluster of failing septic systems can be found. If existing conditions remain unchanged, failing septic tanks may result in a public health hazard for this area.

Improve park maintenance and uses.

Some park lands in White Center are used as dumping grounds for garbage and household appliances.

What are strategies for addressing community concerns?

Strategy: Enhance existing public information programs about the environmental impacts associated with on-site waste water treatment (septic) systems, and the proper use, storage and disposal of household cleaning products and hazardous waste.

Strategy: Expand opportunities for environmental education and community participation in environmental cleanups.

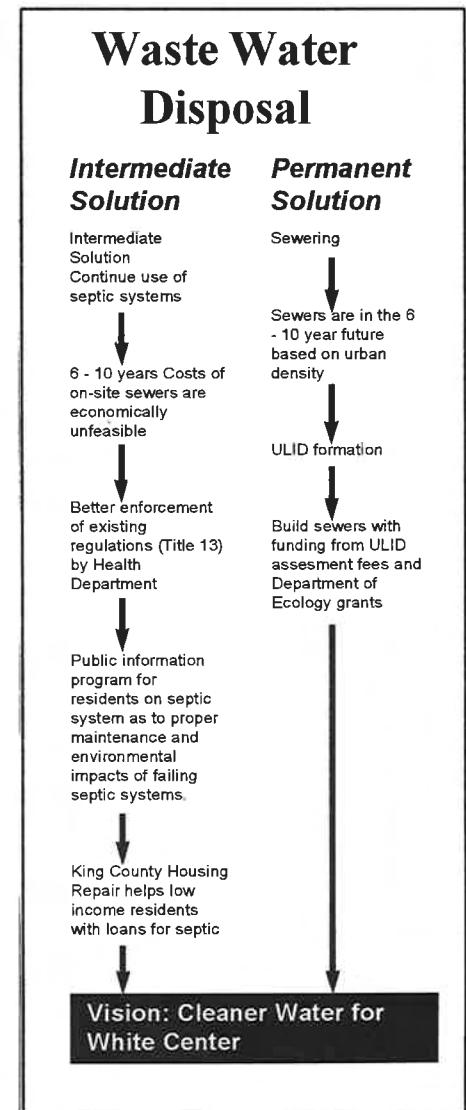


Table of Actions - Environmental Protection

Please see Reader's Guide to the Table of Actions on page 28 for assistance using this table.

♦ *Vision: A Community that Protects and Preserves the Natural Environment*

Strategy: Facilitate and encourage partnerships between the community, other jurisdictions and King County to solve water quality concerns.

KC Action #5-1: Basin Plan

Description: Prepare a comprehensive Basin Plan for the Miller/Salmon/Seola Creek Basins in cooperation with SeaTac, Burien and Normandy Park.

Agency: DPW

KC Action #5-2: Technical Assistance for Grant Applications

Description: DDES will assist Rainier Vista Sewer District and SW Suburban Sewer District in applying for State grants to fund water pollution control facilities and nonpoint source pollution control.

Agency: DDES

Strategy: Increase monitoring of on-site waste water treatment systems and enforcement efforts to help protect water quality.

KC Action #5-3: Enforcement

Description: DPH will continue to investigate report of system malfunctions and, when necessary, require repair, replacement or sanitary sewer connection in accordance with Board of Health regulations.

Agency: DPH

♦ *Vision: A Community Where the Natural Environment is Accessible and Enjoyable*

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Strategy: Enhance existing public information programs about the environmental impacts associated with on-site waste water treatment (septic) systems, and the proper use, storage and disposal of household cleaning products and hazardous waste.

Strategy: Expand opportunities for environmental education.

KC Action #5-4: *Public Information*

Description: EHD will continue and seek to enhance educational activities for homeowners with on-site sewage systems. Activities include distribution of system operation and maintenance information in cooperation with local utilities, schools, community groups and media.

Agency: DPH - EHD

Recommended Action: *White Center Youth Task Force Salmon Creek Basin Project*

Description: The White Center Youth Task Force will implement a 5-year action plan to restore the Salmon Creek Watershed.

Contact: White Center Youth Task Force

Recommended Action: *Environmental Education*

The Highline School District will work with a public health nurse to incorporate Master Home Environmentalist content into the home and family life curriculum. The Master Home Environmentalist Program teaches individuals and families how to address home environmental health concerns.

Agency: Highline School District.

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Chapter 6: White Center Community Action Plan Policies

The White Center Community Action Plan policies provide direction on issues relating to health and human services, economic and community development and environmental protection in the White Center area.

The vision and strategies for action, as presented in chapters 3, 4, and 5 of this plan, portray the issues and area of concern that are important to the White Center community. The policies in this chapter serve to guide future County decisions and courses of action relating to zoning, land use development and capital expenditures all of which will help forward the vision of the White Center community.

Health and Human Services

Many of the public and private funding sources available to assist low and moderate income residents require application and administration of the funds by a nonprofit organization. The difficulty is to find qualified nonprofit organizations who are able to work with the community. Staff assistance is needed to match the appropriate nonprofits with community needs or assist community groups in becoming qualified nonprofits and apply for funds.

HHS-1 Metropolitan King County Government should assist local nonprofit organizations in identifying and applying for Community Development Block Grant and private funding sources in order to address the community development needs of low and moderate income residents of White Center.

Economic and Community Development

Healthy Business Climate

Encouraging and focusing economic growth in the Downtown, Salmon Creek, Top Hat and Roxhill business areas of White Center, makes efficient and wise use of the existing infrastructure, utilizes existing and planned transit improvements and capitalizes on the land use and zoning

pattern that exists. Locating multifamily development in or near the business areas will help reduce vehicle traffic and provide additional nearby economic support to the business areas.

ECD-1 Commercial, office and industrial areas should be compact rather than extending in strip developments along arterials. The boundaries of these areas are defined by the land use planning map and area zoning. Rezoning lands outside of the boundaries for additional commercial, office or industrial uses is inconsistent with the intent of this plan. Existing commercial, office and industrial uses outside of the designated business area boundaries, are recognized by this plan and may continue, consistent with the area zoning.

Special District Overlays

Throughout this planning effort, community members have expressed a strong desire to see development of vacant parcels and redevelopment of underutilized properties in the business areas occur.

Further discussions with the property owners of these lands, have revealed that existing regulations are strong disincentives to development. Existing regulations do not take into account the local conditions, such as small lots, existing building foot prints and pattern of ownership.

The 1993 Zoning Code allows for the creation and application of new district overlays to carry out new or different goals or policies. To provide incentives for development within the Downtown/Urban Village and the Salmon Creek and Top Hat business areas, two Special District Overlays have been applied as part of this planning process. The Economic Redevelopment Special District Overlay, provides flexibility regarding certain zoning code standards such as parking, setback, height limits, landscaping, road improvements, pedestrian circulation, tree retention, impervious surfaces, and lot coverage requirements. The Commercial/Industrial Special District Overlay provides flexibility regarding zoning code standards similar to the Economic Redevelopment Special District Overlay but also expands the permitted uses to include some light industrial uses. The following policy provides the basis for the application of the Special District Overlays.

ECD-2 The commercial, office, and industrial zoned lands in the White Center Urban Village and the Salmon Creek and Top Hat Community Business areas meet the following criteria and should be included within the Economic Redevelopment Special District Overlay or Commercial/Industrial Special District Overlay:

- a. The property is within a designated unincorporated, community or neighborhood activity center as established through the community plan process;
- b. The property has been determined to be underutilized or vacant through the community plan process;
- c. The property; at the time of building occupancy, is within one-quarter mile of an existing or planned transit route that provides service beyond AM and PM peak hours.

Unincorporated Activity Center/Urban Village

During the development of this plan, the term "urban village" came to represent the image that White Center residents held for the future of their primary commercial district centered around 16th Avenue SW.

The King County Comprehensive Plan designates this White Center downtown area as an Unincorporated Activity Center. Unincorporated Activity Centers are intended to be the locations where King County will encourage and direct commercial and industrial development but establishing their precise boundaries and mix of uses is left to the community planning process. This plan acknowledges this designation and for the purposes of this plan, the "Urban Village" is the Unincorporated Activity Center for the planning area.

The location of the urban village recognizes the existing commercial and housing pattern that has been established through previous platting and development actions and the function of the urban village and surrounding activity centers. Establishing the boundary will help define the village, its focus and its relationship to surrounding residential neighborhoods.

Boundary

ECD-3 The White Center business area, centered along 16th Avenue Southwest is recognized as an White Center Urban Village. The boundaries of the urban village are shown on the land use map.

Industrial Development

Several properties within the Urban Village are designated and zoned for industrial development. Some of these properties are developed with industrial uses, some are underutilized and some are vacant. The following policy provides direction on the future development of the industrial lands and its relationship to surrounding commercial and residential properties.

- ECD-4** Industrial-designated portions of the White Center Urban Village are located in proximity to commercial and residential areas. King County should encourage full utilization of these industrial areas consistent with the maintenance of high quality commercial residential areas.

Roxhill, Salmon Creek and Top Hat Community Business Centers

Three community-scale business centers, Roxhill, Salmon Creek and Top Hat, are located within the White Center planning area. These three community centers provide a range of goods and services for nearby residents. Continued buildout and redevelopment of the three existing community centers and the urban village are expected to meet the shopping and service needs of current and projected residents coming to the area.

Establishing the boundaries for the community business centers will help to define the centers and their relationship to surrounding residential neighborhoods. The boundaries recognize the existing commercial and housing pattern that has been established through previous platting and development actions.

Boundary

- ECD-5** The community business centers for White Center are Roxhill, Salmon Creek and Top Hat. The boundaries of the community business centers are shown on the land use map.

Access Improvements

Transportation improvements are an important element for community mobility but all needs can't be funded and scheduled at once. The County has created a priority system to help rank projects. Policy ECD-5 speaks to the criteria used in setting priorities.

- ECD-6** Consistent with existing countywide policies and in order to accommodate anticipated development and population growth in White Center, transportation improvements shall proceed in the following priority order:
- a. Safety;
 - b. Maintenance;
 - c. Transit support;
 - d. Capacity increases for existing development; and
 - e. Capacity increases for future development.

As growth occurs in White Center it will be crucial to reduce the number of single occupant vehicle trips during the commuting hours. The use of HOVs increase the people-carrying capacity of roadways by accommodating more people in fewer vehicles. This plan supports projects and incentives which encourage the use of HOVs, including improved transit and HOV facilities and services.

- ECD-7** King County should work to increase fixed route transit service frequency, extend routes, establish new routes, "demand responsive services" and new transit facilities in order to connect the White Center planning area to downtown Seattle, Burien, SeaTac and area Park and Ride lots.

- ECD-8** King County's Department of Metropolitan Services should develop a plan to improve transit service within the White Center area to identify ways to improve transit circulation within the community and improve access to commercial areas and community service facilities. The recommended actions should be submitted to the Metropolitan King County Council by January 1, 1995.

The following policy provides support and direction for the development of non-motorized transportation facilities in White Center. Non-motorized facilities serve a variety of functions ranging from pedestrian and bicycle recreation to connecting neighborhoods to the transit station.

- ECD-9** King County should encourage non-motorized travel within neighborhoods and between residential areas and schools, recreational facilities and shopping areas. County right-of-way not currently developed with a roadway should be used, where needed, to further these non-motorized connections. King County should work with nearby residents to ensure that such connections are designed and maintained to be safe, convenient and attractive.

A growing number of recreational cyclists become bicycle commuters as they gain skill and confidence in traffic. The bicycle is a feasible alternative to the automobile for trips of one to five miles, being effective for quick errands, access to transit stations, or to complete an entire work commute trip.

- ECD-10** Bicycle and pedestrian facilities should be incorporated into all White Center road improvement projects. Special emphasis should be placed on pedestrian and bicycle safety improvements when developing project recommendations or when scheduling maintenance activities.

All transit users begin and end their trip as pedestrians. In many cases, the lack of pedestrian facilities will deter a person from using transit. Not only can getting to and waiting at a bus stop be physically uncomfortable, it can also be hazardous. Bicyclists also require access to transit facilities and a secure place to park. The following policies make clear the intent to have better pedestrian and bicycle facilities provided at White Center bus stops and connecting the urban village and community business centers.

- ECD-11** King County should ensure adequate pedestrian and bicycle access to support facilities at transit stops and include secure parking for at least one bicycle.
- ECD-12** King County should develop a pedestrian and bicycle circulation plan for the designated urban village and community business centers in White Center during plan implementation.

A Dynamic and Diverse Community

Creating opportunities for the development of new housing is important for this community. New housing can range from small lot single family residences in residential neighborhoods to mixed-use developments in the urban village and community business areas. Having a variety of housing types

creates diversity, neighborhood character, and choices for residents. The majority of the existing neighborhoods in the planning area are already completely developed with single family residences. Multifamily development can be found near the urban village, the business centers and along major arterials within the planning area. What remaining pockets of vacant or under developed lands should be developed with housing which will provide a mix of housing types and prices to serve the needs of the entire community.

Community members have stressed the importance of preserving the single family character of the existing single family neighborhoods. New housing development within these neighborhoods should be single family residences. The community would like to see smaller scale multifamily development occur near or in the community business areas and where transit service is available. The following policies provide direction on infill housing densities in residential neighborhoods and in or near activity centers.

- ECD-13** New small lot single family development (6-8 dwelling units per acre) is encouraged as infill development within existing residential neighborhoods. Potential sites should be within one-quarter mile to an existing or planned public park, open space or school and transit route.
- ECD-14** New multifamily development (12-18 dwelling units per acre) is encouraged as infill development on lands in or near the Top Hat and Roxhill community business centers. Potential sites should be within one- quarter mile of a current or planned transit route.
- ECD-15** New multifamily development (24-48 dwelling units per acre) is encouraged as infill development on lands near the urban village and as part of a mixed-use development within the designated Urban Village boundary.

Environmental Protection

The Miller, Salmon and Seola Creek Basins extend across jurisdictional boundaries. All three of the basins have documented problems with water quality, loss of habitat, erosion and sedimentation, and flooding. A multi-jurisdictional basin planning effort would provide the opportunity to address problems on a basin-wide scale, allowing more effective and cost-efficient solutions to the variety of problems facing the area. Without inter-jurisdictional cooperation it is unlikely that any single jurisdiction could effectively deal with deteriorating environmental quality of the stream systems. Upon adoption of a basin plan, the County and the neighboring jurisdictions will have a comprehensive document that

clearly identifies the major surface water problems in the basin(s) and solutions to each of those problems. The basin plan will also act as a complete management plan for regulatory changes, programs and capital construction within the basin(s). The basin plan may also recommend steps for how King County Surface Water Management (SWM) Division, neighboring jurisdictions and local agencies can better coordinate their efforts. Lastly, the extensive data collected as part of a basin planning effort, provides the SWM Division with tools necessary to monitor future changes within the basin(s) and to determine when new action are necessary.

EP-1 The cities of Burien, SeaTac, and Normandy Park and King County Surface Water Management Division should prepare and implement the Miller/Salmon/Seola Basin Plan.

Protecting and enhancing the environment is a goal of this community. The White Center Youth Task Force, the Washington Department of Wildlife and King County Surface Water Management Division each have programs to help educate citizens and foster community involvement in environmental protection. Although resources are available to support community based efforts, applying for funds or obtaining volunteers can be an obstacle. Similarly, the two sewer districts, Rainier Vista and Southwest Suburban Sewer, have been working with property owners to address extension of sewers in unsewered areas. In the past, property owners have been reluctant to approve the formation of sewer Utility Local Improvement Districts (ULIDs) for extending sewers into unsewered areas. Property owners are very concerned about the amount of the ULID assessment (i.e. \$8,000 plus). Assessments, however, may be offset to some extent with public sector grant funds. The following policy indicates Metropolitan King County Government's support and partnership in continuing these grassroots efforts in the White Center area.

EP-2 King County should provide technical assistance and education to community groups, citizens and local service providers in order to support their efforts to address water quality and environmental concerns. Technical assistance may include:

- a. assistance in applying for Federal, State, local and private grants;
- b. education on environmental issues;
- c. information on the proper operation and maintenance of on-site sewage systems;
- d. education on the proper use, storage and disposal of hazardous material;
- e. organizing environmental and neighborhood clean ups; and
- f. organizing habitat remediation efforts.

White Center Area Zoning

Chapter I How to use this Document

Included in this report are:

1. An Introduction

The introduction defines area zoning, describes its relationship to the White Center Community Action Plan, Highline Communities Plan and King County Comprehensive Plan and describes the County's process for converting zoning classifications to the 1993 Zoning Code (Title 21A, King County Code).

2. Area Zoning Highlights

This chapter section describes the major zoning changes for the White Center planning area. Zoning changes are discussed by major land use designations: Residential Areas, the Urban Village, Top Hat, Roxhill and Salmon Creek Community Business Areas.

3. Area Zoning

A. An index to the zoning maps depicting:

1. The sections, townships, and ranges for all land within the White Center planning area.
2. Page number of this report where specific quarter-section zoning maps can be found.

B. Zoning maps, covering all of White Center, that show:

1. Previous zoning for all properties.
2. Zoning changes are indicated by an "X" through the previous zone with the new zoning classification from Title 21A shown in ***bold italics***. Zoning not crossed out by an "X" has been converted to an equivalent zoning classification from Title 21A and is shown in ***bold italics***.

Each quarter section within the White Center planning area is shown on a separate page at a scale of 1" = 400'.

Chapter II Introduction

Background

The White Center Area Zoning consists of text and quarter-section zoning maps for the unincorporated lands in the White Center planning area. The text and zoning maps apply the land use policies and designations of the Countywide 1994 King County Comprehensive Plan (KCCP), the 1977 Highline Communities Plan (HCP) and the White Center Community Action Plan (WCCAP) to land in the planning area. Policies from these plans are cited throughout the area zoning text to help the reader understand the rationale for placement of zone classifications and site-specific development conditions. Whether they are cited or not, however, all applicable plan policies shall govern zoning and land use decisions necessary to implement the White Center Community Action Plan.

Area Zoning Definition and Scope

Area Zoning implements the land use policies in the White Center Community Action Plan. Area zoning is initiated in King County to adopt or amend zoning maps to carry out land use policies on an areawide basis. The procedure is comprehensive in nature, and deals with natural homogeneous communities distinctive geographic areas and other types of districts having unified interests within the County. Area zoning uses zoning classifications to apply the land use policies of the KCCP, HCP and WCCAP to land in the planning area (KCC 20.08.030). Area zoning is submitted to the King County Council for review at the same time as the community action plan (KCC 20.16.100). Area zoning, unlike an individual reclassification, utilizes the entire range of zoning classifications and provisions available to the county to express the current land use policy in zoning map form.

The White Center Area Zoning converts White Center land use designations and policies into 1993 zoning classifications on specific properties. In some cases, there are additional site specific development conditions included as well.

The Area Zoning consists of amendments to King County's official zoning maps in the White Center planning area, referenced land use policies which determined what zone was applied to the land and text containing any special development conditions which apply to that land. The Area Zoning maps and text together constitute an "official control" as defined in KCC 20.08.140 and regulate the use of land.



Zoning Code Conversion

A new King County Zoning Code (Title 21A, King County Code) was adopted in June of 1993, (Ordinance 10870). Section 3 of Ordinance 10870 specified three ways the 1993 Zoning Code would be applied in King County:

1. Through an individual zoning reclassification;
2. Through the County-wide zoning conversion process; or

3. As part of a community planning area zoning proposal which accompanies a plan update or amendment study.

Section 5 of Ordinance 10870 set forth a conversion table and criteria to be used in converting zoning maps adopted under the previous zoning code to the 1993 code. The following table is consistent with Ordinance 10870 and shows the conversion used in the White Center Area Zoning:

1963 Zoning Code Classification Resolution 25789 (Title 21, King County Code)	1993 Zoning Code Classification Ordinance 10870 (Title 21, King County Code)	Additional Criteria
SR/RS 9,600 Suburban Residential; Residential Single Family	R-4 Residential; 4 dwelling units per acre	
SR/RS 7,200 Suburban Residential; Residential Single Family	R-6 Residential; 6 dwelling units per acre	
SR/RS 5,000 Suburban Residential; Residential Single Family	R-8 Residential; 8 dwelling units per acre	
RD 3,600 Low Density Multiple-Dwelling	R-12 Residential; 12 dwelling units per acre	
RM 2,400 Medium Density Multiple-Dwelling	R-18 Residential; 18 dwelling units per acre	
RM 1,800 High Density Multiple-Dwelling	R-24 Residential; 24 dwelling units per acre	
RM 900 Maximum Density Multiple-Dwelling/Restricted Service	R-48 or O Residential; 48 dwelling units per acre or Office	
BN Neighborhood Business; BR-N Mixed Business-Residential Neighborhood Scale	NB Neighborhood Business	For all business zones, use the zone most consistent with the Comprehensive Plan and community plan designation and actual scale of the business area
BC Community Business; BR-C Mixed Business-Residential Community Scale	CB Community Business	
CG General Commercial	RB Regional Business	
ML Light Manufacturing; MP Manufacturing Park	I Industrial	
P-suffix - Site Plan Approval	-P Property Specific Development Conditions	
 Potential Zone	 Potential Zone	
	-SO Special District Overlay	

Under the previous Highline Area Zoning, the zoning for some properties in White Center included P-suffix conditions. A review of the P-suffix conditions revealed that all of these conditions were covered under the new Zoning Code. As a result, the P-suffix conditions previously applied through the Highline Community Plan Area Zoning or zoning reclassifications have not been carried forward as part of this area zoning process.

Chapter III: Area Zoning Highlights and Zoning Changes

This chapter describes the major zoning changes in the White Center planning area and gives the policy basis from the White Center Community Action Plan.

Residential Areas

Protecting and preserving existing residential neighborhoods are strong desires of the White Center community. When considering future development on vacant or underdeveloped lands within residential neighborhoods, community members felt these land should be developed with single family homes at densities similar to those surrounding the site. Community members also support new small lot single family developments on sites within a quarter-mile of a planned or existing park, open space area, or school and transit route. This concept is supported through policy ECD-13.

Urban Village

The downtown business area is centered along 16th Avenue Southwest. Fixing up the downtown business area was the topic of many discussions out in the community. The community felt it was important to establish a boundary for the business area and to call it an "Urban Village". Under this title, the community began to voice what types of developments would be appropriate, how development should occur, and ways of providing linkages between the different developments. Based on the discussions, the primary focus of the Urban Village is to encourage employment generating uses that will provide jobs for residents of the Urban Village and the surrounding area. This concept is supported through policy ECD-3.

During their review of the Executive Proposed White Center Community Action Plan and Area Zoning, the King County Council identified two subareas of the Urban Village: the pedestrian commercial subarea and the commercial/industrial subarea. The pedestrian commercial subarea includes the majority of commercial properties north of Southwest 100th Street. The commercial/industrial subarea picks up the remaining commercial properties located primarily south of Southwest 100th Street in the Urban Village. The two subareas were identified to highlight some of the unique characteristics and pattern of development within these areas and to address specific development needs unique to each of the subareas.

The King County Council applied the Economic Redevelopment Special District Overlay to the pedestrian commercial subarea and on properties designated and zoned for Industrial development. The Council applied the Commercial/Industrial Special District Overlay to the commercial/industrial subarea. Both Overlays are describe below and copies of the ordinances containing these regulations are include in Appendix 4 of this document.

Top Hat, Roxhill and Salmon Creek Community Business Areas

There are three existing community-scale business areas in the White Center planning area: Top Hat, Roxhill and Salmon Creek. For the purposes of this plan, these are the Community Centers for the planning area and are supported through policy ECD-5.

Top Hat is centered on Meyers Way between Southwest 106th Street and Southwest 114th Street. The commercial area is approximately 20 acres in size and provides commercial and retail services for the surrounding neighborhoods. Types of development found in and around the center include a supermarket, small retail and personal services, single and multifamily housing and automobile related services. Within the Top Hat commercial area are parcels of vacant and underutilized commercial zoned lands. Redevelopment of these properties is a desire of community members.

The greater Roxhill business area includes commercial properties in unincorporated King County and the City of Seattle. The portion in unincorporated King County is located south of Roxbury Street between 30th Avenue Southwest and 26th Avenue Southwest and is approximately 13 acres in size. Existing developments include a supermarket, bowling alley, small retail shops, and automobile service stations. The center is healthy and provides convenient goods and services to the surrounding neighborhoods. The community supports the continued use and function of this center.

The Salmon Creek Business Center includes commercial properties located in unincorporated King County and the City of Burien. The portion in unincorporated King County is located south of Southwest 112th Street along 16th Avenue Southwest and is approximately 15 acres in size. The area includes retail shops and services, light manufacturing businesses and the White Center Library.

Economic Redevelopment Special District Overlay

The Economic Redevelopment Special District Overlay (Ordinance 11566) is a zoning provision that may be applied to encourage economic development in urban areas where there is a significant amount of vacant, underutilized or underdeveloped commercial and/or industrial lands. The Overlay provides flexibility regarding certain zoning code standards such as parking, setback, height limits, landscaping, road improvements, pedestrian circulation, tree retention, impervious surface and lot coverage requirements.

During the King County Council's review of the Executive proposed White Center Community Action Plan, the Council identified two areas to apply the Economic Redevelopment Special District Overlay (ERDO), the Pedestrian Subarea of the Urban Village and lands designated and zoned for Industrial use. The affected properties are highlighted and shown on the "Special District Overlays" map and on the quarter section zoning maps found in this document. Properties identified with a "-SO" suffix following the map symbol of the underlying zone, are subject to the provisions of the ERDO. The text accompanying the quarter section map further explains the overlay provision that is in effect.

Commercial/Industrial Special District Overlay

The Commercial/Industrial Special District Overlay (Ordinance 11567) is a zoning provision that may be applied to encourage economic development in urban areas where there is a significant amount of vacant, underutilized or underdeveloped commercial and/or industrial lands. The Overlay provides flexibility regarding certain zoning code standards such as parking, setback, height limits, landscaping, road improvements, pedestrian circulation, tree retention, impervious surface and lot coverage requirements, as well as expanding the list of permitted uses to include some light industrial uses.

During the King County Council's review of the Executive proposed White Center Community Action Plan, the Council identified two areas to apply the Commercial/Industrial Special District Overlay (CIDO), the Commercial/Industrial Subarea of the Urban Village and the Top Hat Community Business Center. The affected properties are highlighted and shown on the "Special District Overlays" map and on the quarter section zoning maps found in this document. Properties identified with a "-SO" suffix following the map symbol of the underlying zone, are subject to the provisions of the CIDO. The text accompanying the quarter section map further explains the overlay provision that is in effect.

Property Specific Development Standards

Property specific development conditions, indicated by a P-suffix attached to a zoning classification, address problems unique to individual properties or specifically defined geographic areas that are not addressed or anticipated by requirements of the 1993 Zoning Code or other regulations (KCC 21A.38.030). The King County Council applied P-suffix conditions to properties in the Urban Village as follows:

- Properties with Industrial zoning
- Properties with frontage on 16th Avenue Southwest in the pedestrian commercial subarea.
- Properties with frontage on 16th Avenue Southwest in the commercial/industrial subarea.

A map illustrating the location of the P-Suffix areas is found on the map labeled "Special District Overlays." In addition, the quarter section zoning maps found in this document indicate the affected properties with a "P-Suffix" following the map symbol of the underlying zone. The text explaining these P-suffix conditions accompanies the applicable quarter-section maps.

The King County Council previously adopted the Burien Activity Center Community Plan Policy Update (Ordinance 10430) which contains P-suffix conditions that apply to the former Puget Sound Jr. High School site. The text of these P-suffix conditions accompanies the applicable quarter-section map.

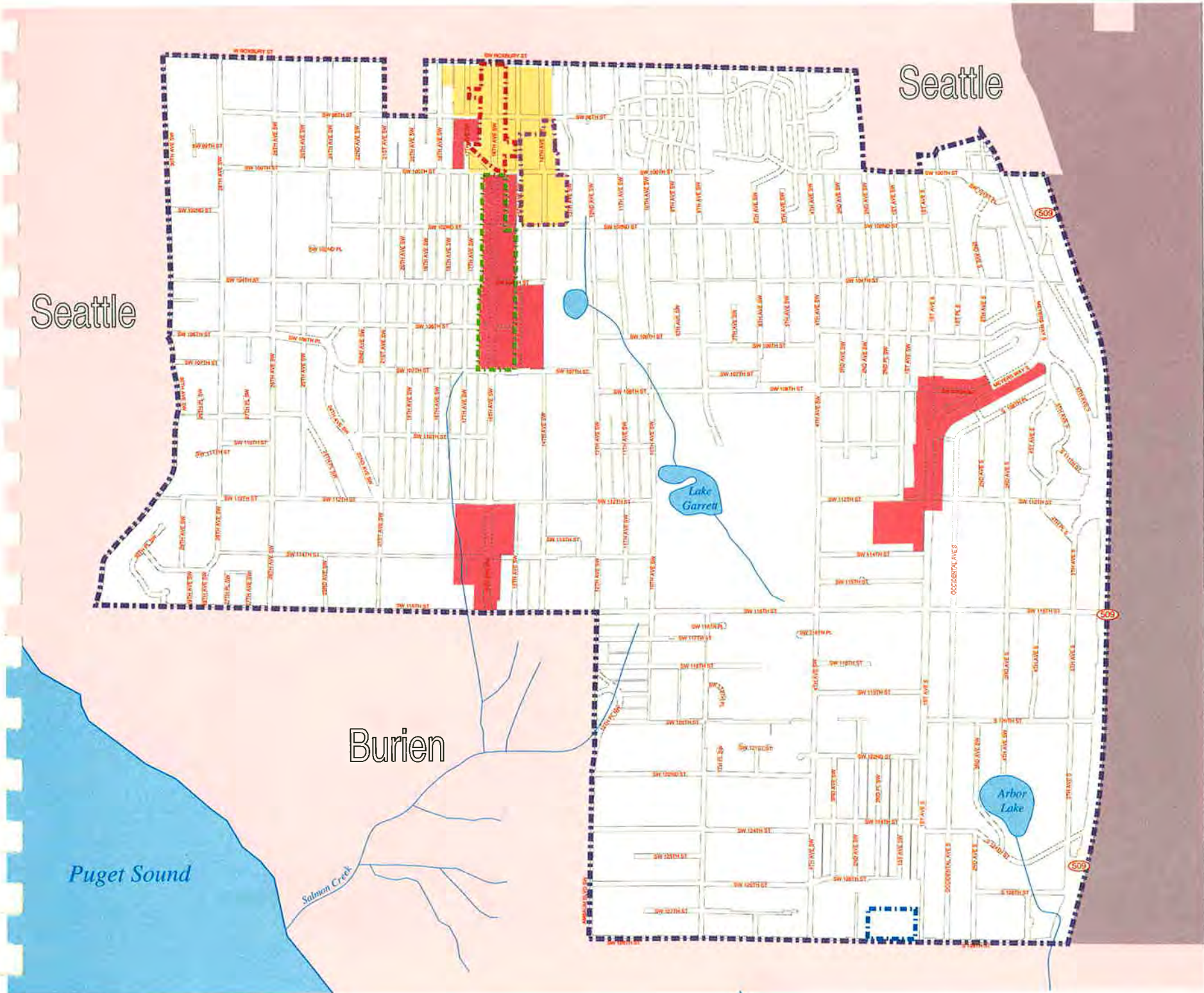
White Center Special District Overlays and -P Site Development Condition Areas

Special District Overlays

-  Commercial/Industrial Special District Overlay
-  Economic Redevelopment Special District Overlay
-  Incorporated Area
-  Unincorporated Area
-  Planning Area Boundary

-P Site Development Conditions

-  16th Ave SW Pedestrian Commercial Subarea
-  16th Ave SW Commercial / Industrial Subarea
-  Old Puget Sound Junior High School Site (Ord.# 10430)
-  Industrial



White Center Community Planning Area

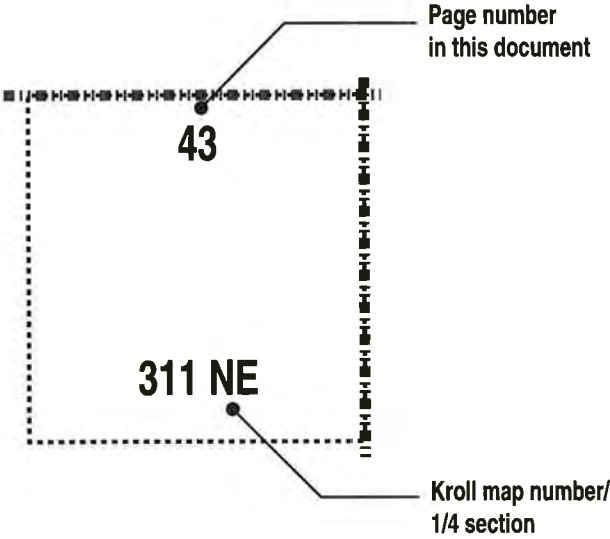
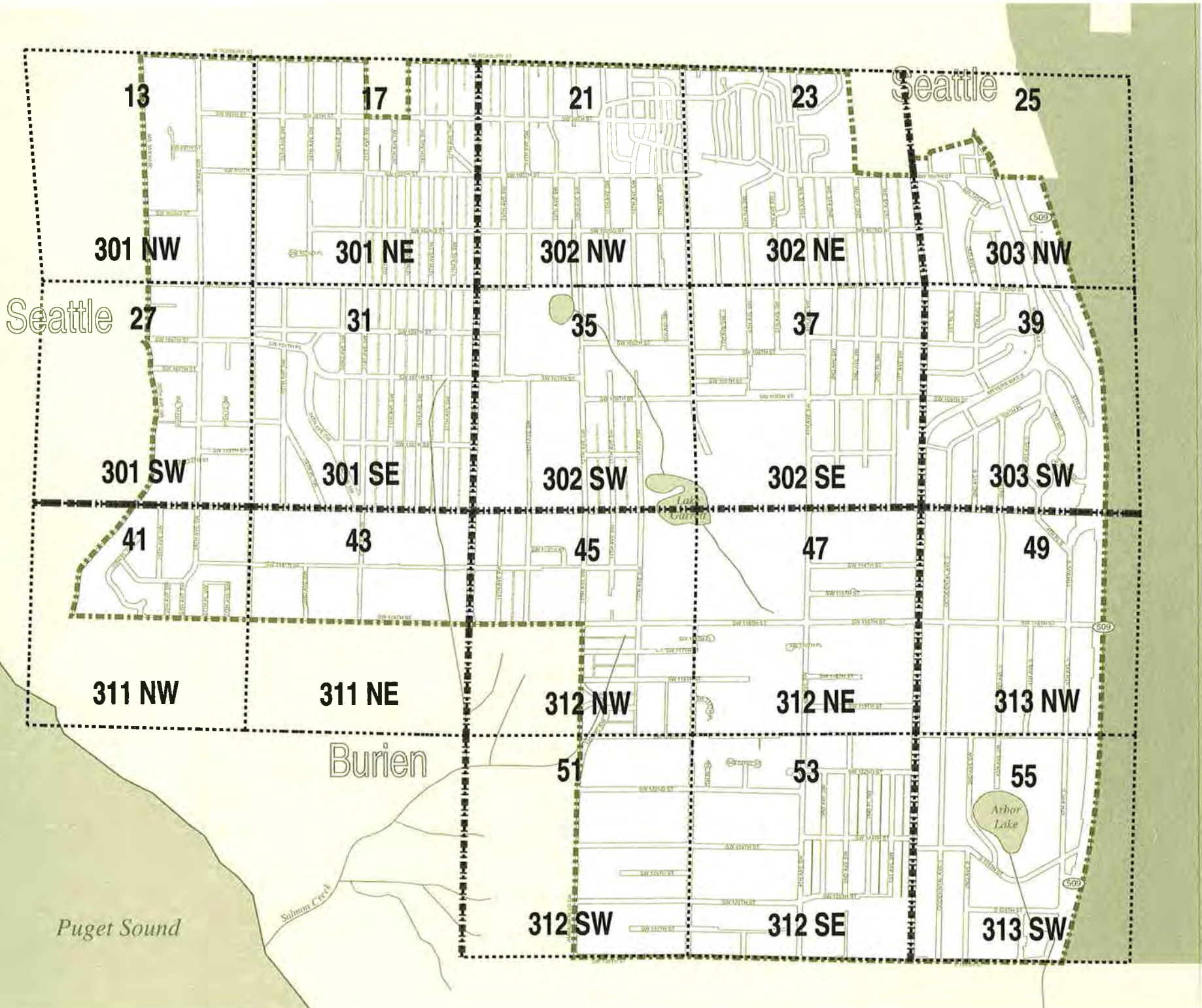





King County Planning and
Community Development Division



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Index to Area Zoning Maps

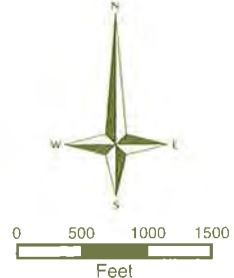


-  Incorporated Area
-  Unincorporated Area
-  Planning Area Boundary

White Center Community Planning Area



King County Planning and
Community Development Division



White Center Area Zoning Maps

Zoning Code Conversion

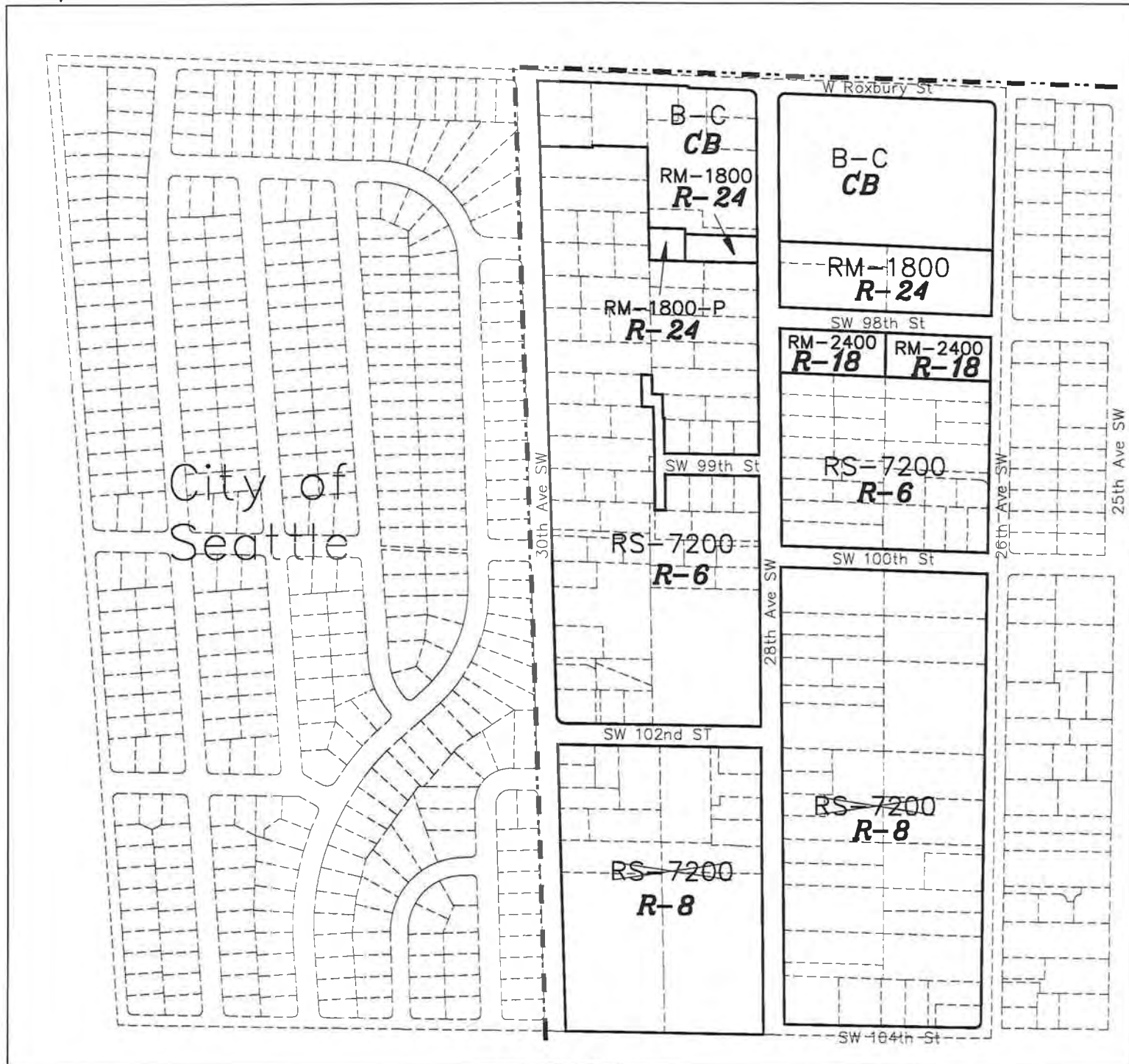
Zoning code classifications without an "X" were converted to the equivalent 1993 Zoning Code classification. The equivalent 1993 Zoning Code classification is shown in ***bold italics***. See Chapter II "Introduction" for discussion of "Zoning Code Conversion."

RS-7200 to R-8

The *R-8* zone recognizes the opportunity for single family infill development at higher densities at this location.

The following policy is applicable:

- White Center Community Action Plan: ECD-13



See
301NE
Map

Zoning Code Conversion

Zoning code classifications without an "X" were converted to the equivalent 1993 Zoning Code classification. The equivalent 1993 Zoning Code classification is shown in ***bold italics***. See Chapter I "Introduction" for discussion of "Zoning Code Conversion."

RS-7200 to R-8

The R-8 zone provides the opportunity for single family infill development at higher densities at this location.

The following policy is applicable:

- White Center Community Action Plan: ECD-13

B-C, BR-C, C-G to CB-SO

The CB-SO zone establishes future land uses consistent with the Urban Village designation. The SO-suffix within the pedestrian commercial subarea indicates that properties in this area are subject to the provisions of the "Economic Redevelopment Special District Overlay." These provisions provide flexibility regarding certain zoning code standards. The SO-suffix within the commercial/industrial subarea indicate that properties in this area are subject to provisions of the "Commercial/Industrial Special District Overlay." These provisions provide flexibility regarding certain zoning code standards. See the Area Zoning Highlights for discussion of the "Economic Redevelopment Special District Overlay" and "Commercial/Industrial Special District Overlay" and the location of each subarea of the Urban Village.

The following policies are applicable:

- White Center Community Action Plan: ECD-1 through ECD-3, ECD-15

C-G, B-C to CB-P-SO

The *CB-P-SO* zone establishes future land uses consistent with the Urban Village designation. The SO-suffix within the pedestrian commercial subarea indicates that properties in this area are subject to the provisions of the “Economic Redevelopment Special District Overlay.” These provisions provide flexibility regarding certain zoning code standards. The SO-suffix within the commercial/industrial subarea indicate that properties in this area are subject to the provisions of the “Commercial/Industrial Special District Overlay.” These provisions provide flexibility regarding certain zoning code standards. See the Area Zoning Highlights for discussion of the “Economic Redevelopment Special District Overlay” and “Commercial/Industrial Special District Overlay” and the location of each subarea of the Urban Village.

The King County Council applied the following P-suffix conditions to properties in the pedestrian commercial subarea of the Urban Village which have frontage on 16th Avenue Southwest:

For properties with frontage on 16th Ave. SW, the following conditions shall apply:

1. main building entrances shall front to 16th Ave. SW;
2. buildings shall be constructed as close as possible to the back of the sidewalk, and in no case shall the building encroach into the public right-of-way, or be set back more than 5 feet from any sidewalk improvement;
3. buildings shall comprise a minimum of 75% of street frontage;
4. minimum side setbacks are waived;
5. building facades of ground floor retail uses that front on 16th Ave. SW shall include windows;
6. blank walls without ornamentation and sheer, uninterrupted glass curtain walls are not permitted; and
7. where possible, vehicle access shall be from an alley or 15th or 17th Avenues SW.

The King County Council applied the following P-suffix conditions to properties in the commercial/industrial subarea of the Urban Village which have frontage on 16th avenue Southwest:

For properties with frontage on 16th Ave. SW, the following conditions shall apply to all uses except gasoline service stations and convenience food stores that also sell gasoline:

1. main building entrances shall front to 16th Ave. SW;
2. buildings shall be constructed as close as possible to the back of the sidewalk, and in no case shall the building encroach into the public right-of-way, or be set back more than 5 feet from any sidewalk improvement;
3. buildings shall comprise a minimum of 75% of street frontage;
4. minimum side setbacks are waived;
5. building facades of ground floor retail uses that front on 16th Ave. SW shall include windows;
6. blank walls without ornamentation and sheer, uninterrupted glass curtain walls are not permitted; and
7. where possible, vehicle access shall be from an alley or 15th Avenue SW.

The following policies are applicable:

- White Center Community Action Plan: ECD-1 through ECD-3, ECD-15

BR-C to R-24

The *R-24* zone provides the opportunity for future multifamily development at this location.

The following policy is applicable:

- White Center Community Action Plan: ECD-15



Zoning Code Conversion

Zoning code classifications without an "X" were converted to the equivalent 1993 Zoning Code classification. The equivalent 1993 Zoning Code classification is shown in ***bold italics***. See Chapter II "Introduction" for discussion of "Zoning Code Conversion."

B-C, C-G to CB-SO

The CB-SO zone establishes future land uses consistent with the Urban Village designation. The SO-suffix within the pedestrian commercial subarea indicates that properties in this area are subject to the provisions of the "Economic Redevelopment Special District Overlay." These provisions provide flexibility regarding certain zoning code standards. The SO-suffix within the commercial/industrial subarea indicate that properties in this area are subject to the provisions of the "Commercial/Industrial Special District Overlay." These provisions provide flexibility regarding certain zoning code standards. See the Area Zoning Highlights for discussion of the "Economic Redevelopment Special District Overlay" and "Commercial/Industrial Special District Overlay" and the location of each subarea of the Urban Village.

The following policies are applicable:

- White Center Community Action Plan: ECD-1 through ECD-3, ECD-15

B-C, C-G to CB-P-SO

The CB-P-SO zone establishes future land uses consistent with the Urban Village designation. The SO-suffix within the pedestrian commercial subarea indicates that properties in this area are subject to the provisions of the "Economic Redevelopment Special District Overlay." These provisions provide flexibility regarding certain zoning code standards. The SO-suffix within the commercial/industrial subarea indicate that properties in this area are subject to the provisions of the "Commercial/Industrial Special District Overlay." These provisions provide flexibility regarding certain zoning code standards. See the Area Zoning Highlights for discussion of the "Economic Redevelopment Special District Overlay" and "Commercial/Industrial Special District Overlay" and the location of each subarea of the Urban Village.

The King County Council applied the following P-suffix conditions to properties in the pedestrian commercial subarea of the Urban Village which have frontage on 16th Avenue Southwest:

For properties with frontage on 16th Ave. SW, the following conditions shall apply:

1. main building entrances shall front to 16th Ave. SW;

2. buildings shall be constructed as close as possible to the back of the sidewalk, and in no case shall the building encroach into the public right-of-way, or be set back more than 5 feet from any sidewalk improvement;
3. buildings shall comprise a minimum of 75% of street frontage;
4. minimum side setbacks are waived;
5. building facades of ground floor retail uses that front on 16th Ave. SW shall include windows;
6. blank walls without ornamentation and sheer, uninterrupted glass curtain walls are not permitted; and
7. where possible, vehicle access shall be from an alley or 15th or 17th Avenues SW.

The King County Council applied the following P-suffix conditions to properties in the commercial/industrial subarea of the Urban Village which have frontage on 16th avenue Southwest:

For properties with frontage on 16th Ave. SW, the following conditions shall apply to all uses except gasoline service stations and convenience food stores that also sell gasoline:

1. main building entrances shall front to 16th Ave. SW;
2. buildings shall be constructed as close as possible to the back of the sidewalk, and in no case shall the building encroach into the public right-of-way, or be set back more than 5 feet from any sidewalk improvement;
3. buildings shall comprise a minimum of 75% of street frontage;
4. minimum side setbacks are waived;
5. building facades of ground floor retail uses that front on 16th Ave. SW shall include windows;
6. blank walls without ornamentation and sheer, uninterrupted glass curtain walls are not permitted; and
7. where possible, vehicle access shall be from an alley or 15th Avenue SW.

The following policies are applicable:

- White Center Community Action Plan: ECD-1 through ECD-3, ECD-15

RS-7200, RM-1800 to CB

The CB zone recognizes the existing County retention/detention facilities or County Park at these locations. The sites are located within the Urban Village boundary. These uses are consistent with the Urban Village designation.

The following policies are applicable:

- White Center Community Action Plan: ECD-1, ECD-3.

B-C, C-G, M-P-P, M-L, M-L-P, to I-P-SO

The *I-P-SO* zone maintains the opportunity for light industrial development at this location. This land use is consistent with the Urban Village designation. The SO-suffix indicates the property is subject to the provisions of the special "Economic Redevelopment Special District Overlay." These provisions provide flexibility regarding certain zoning code standards. See the Area Zoning Highlights for discussion on the special "Economic Redevelopment Special District Overlay."

The King County Council applied the following P-suffix condition to industrial properties in the Urban Village:

For industrial properties within the Urban Village, the following P-suffix conditions shall apply:

Conditional use permits shall not be issued on this property where the resulting impacts such as noise, smoke, odor and glare would be inconsistent with the maintenance of attractive commercial and residential areas nearby.

The following policies are applicable:

- White Center Community Action Plan: ECD-1 through ECD-4

RS-7200, RM-2400 to R-24

The *R-24* zone provides the opportunity for future multifamily development at this location.

The following policy is applicable:

- White Center Community Action Plan: ECD-15



Zoning Code Conversion

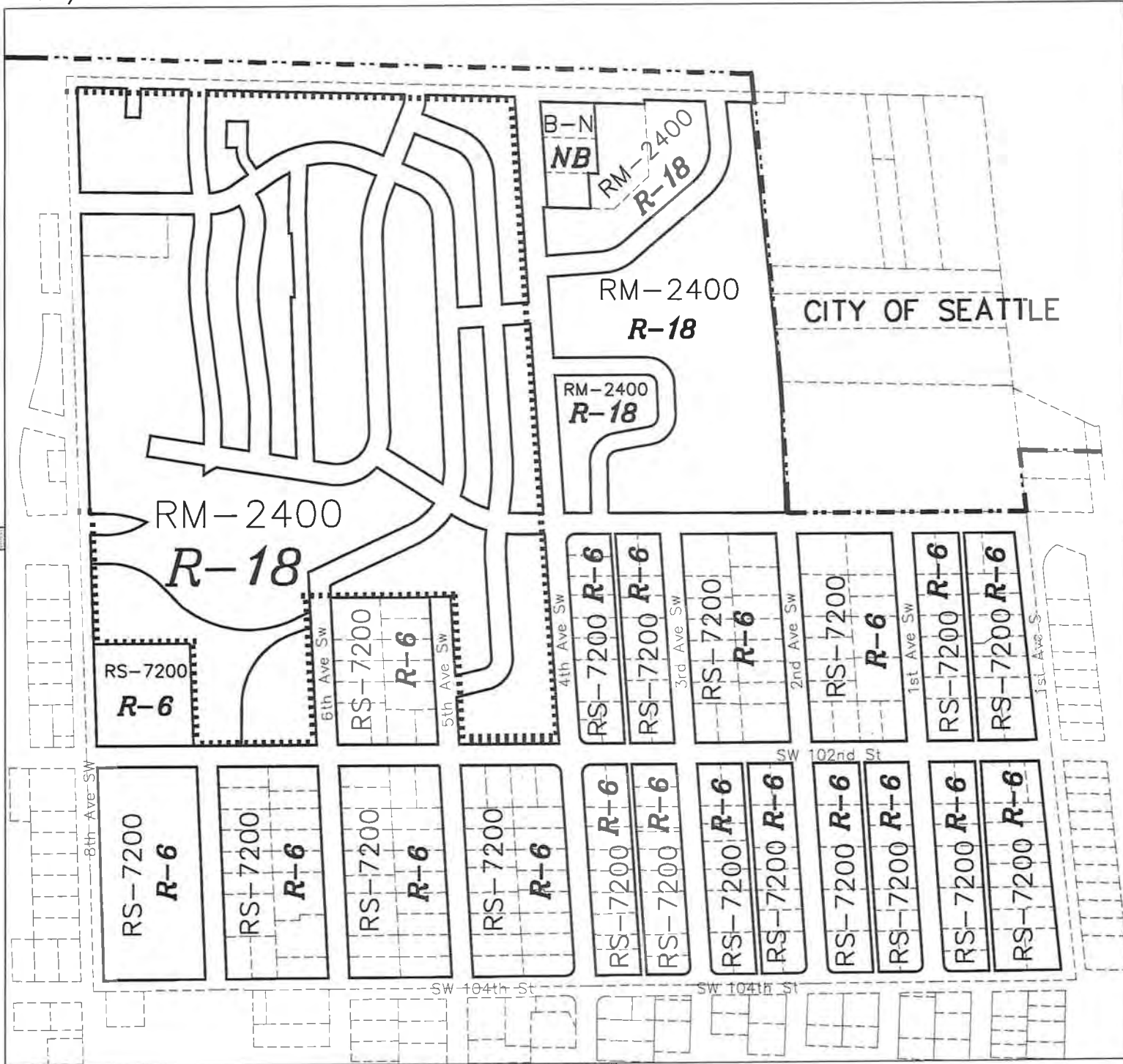
Zoning code classifications without an "X" were converted to the equivalent 1993 Zoning Code classification. The equivalent 1993 Zoning Code classification is shown in ***bold italics***. See Chapter II "Introduction" for discussion of "Zoning Code Conversion."

Park Lake Neighborhood House Site

The Park Lake Neighborhood House building is owned by the Highline School District which leases the building to Neighborhood House. This is a reuse of a public facility.

See
302NW
Map

See
303NW
Map

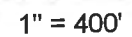


See 302SE Map

1" = 400'

Zoning Code Conversion

Zoning code classifications without an "X" were converted to the equivalent 1993 Zoning Code classification. The equivalent 1993 Zoning Code classification is shown in ***bold italics***. See Chapter II "Introduction" for discussion of "Zoning Code Conversion."



Zoning Code Conversion

Zoning code classifications without an "X" were converted to the equivalent 1993 Zoning Code classification. The equivalent 1993 Zoning Code classification is shown in ***bold italics***. See Chapter II "Introduction" for discussion of "Zoning Code Conversion."

RS-7200 to R-8

The R-8 zone provides the opportunity for single family infill development at higher densities at this location.

The following policy is applicable:

- White Center Community Action Plan: ECD-13

See **301NW** Map

See
301 SE
Map

See **311NW** Map

$$1'' = 400'$$

Zoning Code Conversion

Zoning code classifications without an "X" were converted to the equivalent 1993 Zoning Code classification. The equivalent 1993 Zoning Code classification is shown in ***bold italics***. See Chapter II "Introduction" for discussion of "Zoning Code Conversion."

CG to CB-P-SO

The CB-P-SO zone establishes future land uses consistent with the Urban Village designation. The SO-suffix within the commercial/industrial subarea indicate that the properties in this area are subject to the provisions of the "Commercial/Industrial Special District Overlay." These provisions provide flexibility regarding certain zoning code standards. See the Area Zoning Highlights for discussion of the "Commercial/Industrial Special District Overlay" and the location of the subarea in the Urban Village.

The King County Council applied the following P-suffix condition to properties in the commercial/industrial subarea of the Urban Village which have frontage on 16th Avenue Southwest:

For properties with frontage on 16th Ave. SW, the following conditions shall apply to all uses except gasoline service stations and convenience food stores that also sell gasoline:

1. main building entrances shall front to 16th Ave. SW;
2. buildings shall be constructed as close as possible to the back of the sidewalk, and in no case shall the building encroach into the public right-of-way, or be set back more than 5 feet from any sidewalk improvement;
3. buildings shall comprise a minimum of 75% of street frontage;
4. minimum side setbacks are waived;
5. building facades of ground floor retail uses that front on 16th Ave. SW shall include windows;
6. blank walls without ornamentation and sheer, uninterrupted glass curtain walls are not permitted; and
7. where possible, vehicle access shall be from an alley or 15th Avenue SW.

The following policies are applicable:

- White Center Community Action Plan: ECD-1 through ECD-3, ECD-15

RS-7200 to R-8

The *R-8* zone provides the opportunity for single family infill development at higher densities in this location.

The following policy is applicable:

- White Center Community Action Plan: ECD-13

C-G to CB

The *CB* zone recognizes and permits the existing commercial use to continue.

The following policy is applicable:

- White Center Community Action Plan: ECD-1

RM-900 to O

The *Office (O)* zone recognizes and permits the existing mixed use development to continue and limits further use of this site to those uses permitted in the Office zone.

The following policy is applicable:

- White Center Community Action plan: ECD-1



Zoning Code Conversion

Zoning code classifications without an "X" were converted to the equivalent 1993 Zoning Code classification. The equivalent 1993 Zoning Code classification is shown in ***bold italics***. See Chapter II "Introduction" for discussion of "Zoning Code Conversion."

C-G, RS-7200, RM-1800 to CB-SO

The CB-SO zone establishes future land uses consistent with the Urban Village designation. The SO-suffix indicates the property is subject to the provisions of the "Commercial/Industrial Special District Overlay." These provisions provide flexibility regarding certain zoning code standards. See the Area Zoning Highlights for discussion on the "Commercial/Industrial Special District Overlay."

The following policies are applicable:

- White Center Community Action Plan: ECD-1 through ECD-3, ECD-15

CG to CB-P-SO

The CB-P-SO zone establishes future land uses consistent with the Urban Village designation. The SO-suffix within the commercial/industrial subarea indicate that the properties in this area are subject to the provisions of the "Commercial/Industrial Special District Overlay." These provisions provide flexibility regarding certain zoning code standards. See the Area Zoning Highlights for discussion of the "Commercial/Industrial Special District Overlay" and the location of the subarea in the Urban Village.

The King County Council applied the following P-suffix condition to properties in the commercial/industrial subarea of the Urban Village which have frontage on 16th Avenue Southwest:

For properties with frontage on 16th Ave. SW, the following conditions shall apply to all uses except gasoline service stations and convenience food stores that also sell gasoline:

1. main building entrances shall front to 16th Ave. SW;
2. buildings shall be constructed as close as possible to the back of the sidewalk, and in no case shall the building encroach into the public right-of-way, or be set back more than 5 feet from any sidewalk improvement;
3. buildings shall comprise a minimum of 75% of street frontage;
4. minimum side setbacks are waived;
5. building facades of ground floor retail uses that front on 16th Ave. SW shall include windows;
6. blank walls without ornamentation and sheer, uninterrupted glass curtain walls are not permitted; and
7. where possible, vehicle access shall be from an alley or 15th Avenue SW.

The following policies are applicable:

- White Center Community Action Plan: ECD-1 through ECD-3, ECD-15

C-G to CB

The *CB* zone recognizes and permits the existing commercial use to continue.

The following policy is applicable:

- White Center Community Action Plan: ECD-1

RS-7200 (Potential RM-1800), RM-2400, RM-900 to Office (O)

The King County Council applied the *Office (O)* zone on these properties to recognize the existing office use on one of the properties and to provide the opportunity for mixed-use development at this location near the Urban Village.

The following policies are applicable:

- White Center Community Action Plan: ECD-1, ECD-15

RM-900 to CB

The *CB* zone recognizes and permits the existing commercial use to continue. The *CB* zone corrects the split zoning on the property.

The following policy is applicable:

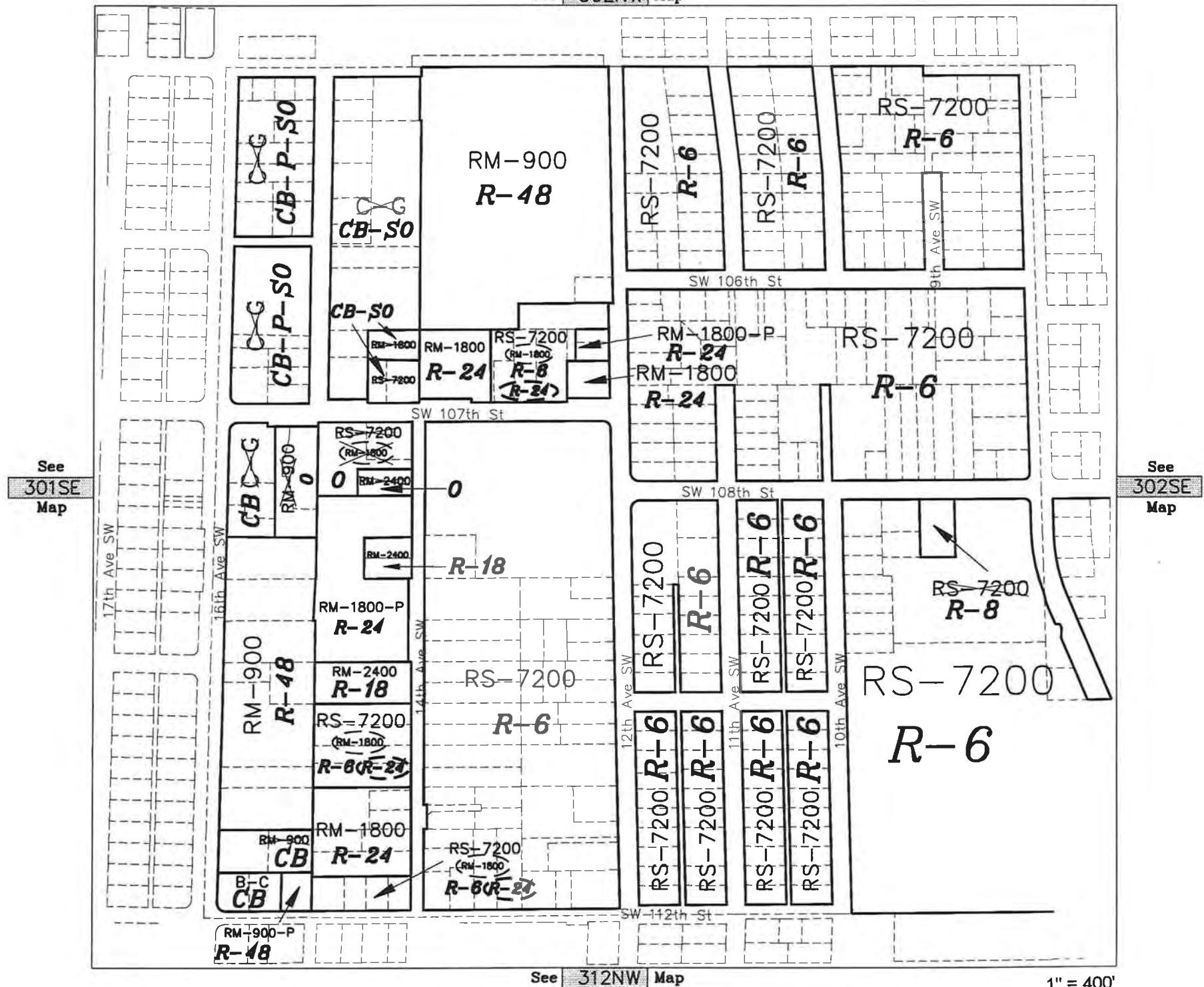
- White Center Community Action Plan: ECD-1

RS-7200 to R-8

The *R-8* zone provides the opportunity for single family infill development at higher densities in this location.

The following policy is applicable:

- White Center Community Action Plan: ECD-13



Zoning Code Conversion

Zoning code classifications without an "X" were converted to the equivalent 1993 Zoning Code classification. The equivalent 1993 Zoning Code classification is shown in ***bold italics***. See Chapter II "Introduction" for discussion of "Zoning Code Conversion."

B-C to CB-SO

The CB-SO zone establishes future land uses consistent with the Top Hat Community Business Center designation. The SO-suffix indicates the property is subject to the provisions of the "Commercial/Industrial Special District Overlay." These provisions provide flexibility regarding certain zoning code standards. See the Area Zoning Highlights for discussion of the "Commercial/Industrial Special District Overlay."

The following policies are applicable:

- White Center Community Action Plan: ECD-1, ECD-2, ECD-5

BR-C to R-48

The R-48 zone recognizes and permits the existing multifamily development to continue.

RS-7200, B-C to R-18

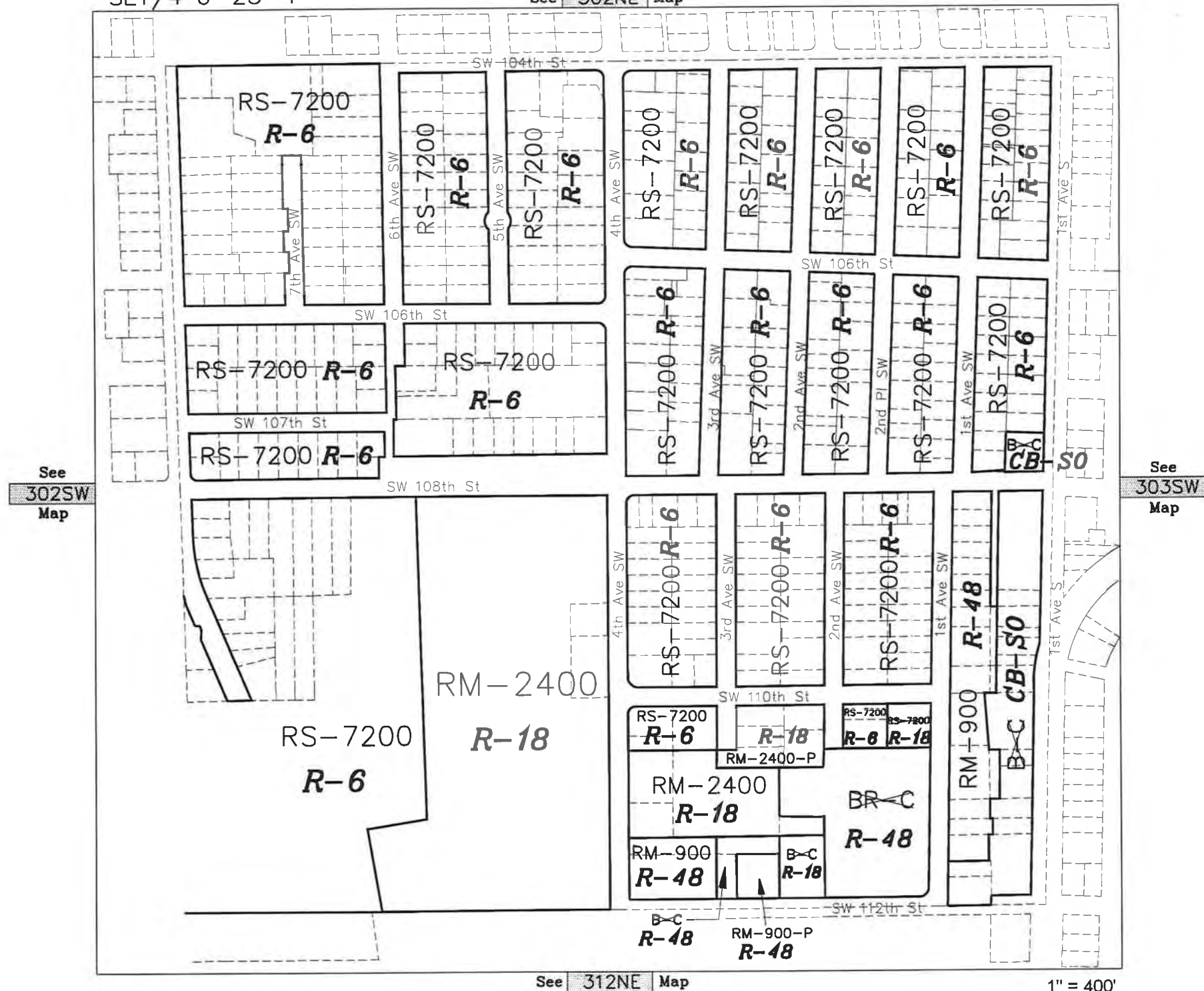
The R-18 zone provides an opportunity for future multifamily development at this location. The site is located near the Top Hat Community Business Center.

The following policy is applicable:

- White Center Community Action Plan: ECD-14

B-C to R-48

The R-48 zone corrects the split zoning on the property. The most of the site is zoned R-48 and is developed as multifamily.



Zoning Code Conversion

Zoning code classifications without an "X" were converted to the equivalent 1993 Zoning Code classification. The equivalent 1993 Zoning Code classification is shown in ***bold italics***. See Chapter II "Introduction" for discussion of "Zoning Code Conversion."

RS-7200 to R-18

The *R-18* zone recognizes the existing multifamily development at this location.

The following policy is applicable:

- White Center Community Action Plan: ECD-14

B-C, C-G, C-G-P to CB-SO

The *CB-SO* zone establishes future land uses consistent with the Top Hat Community Business Center designation. The SO-suffix indicates the property is subject to the provisions of the "Commercial/Industrial Special District Overlay." These provisions provide flexibility regarding certain zoning code standards. See the Area Zoning Highlights for discussion of the "Commercial/Industrial Special District Overlay."

The following policies are applicable:

- White Center Community Action Plan: ECD-1, ECD-2, ECD-5



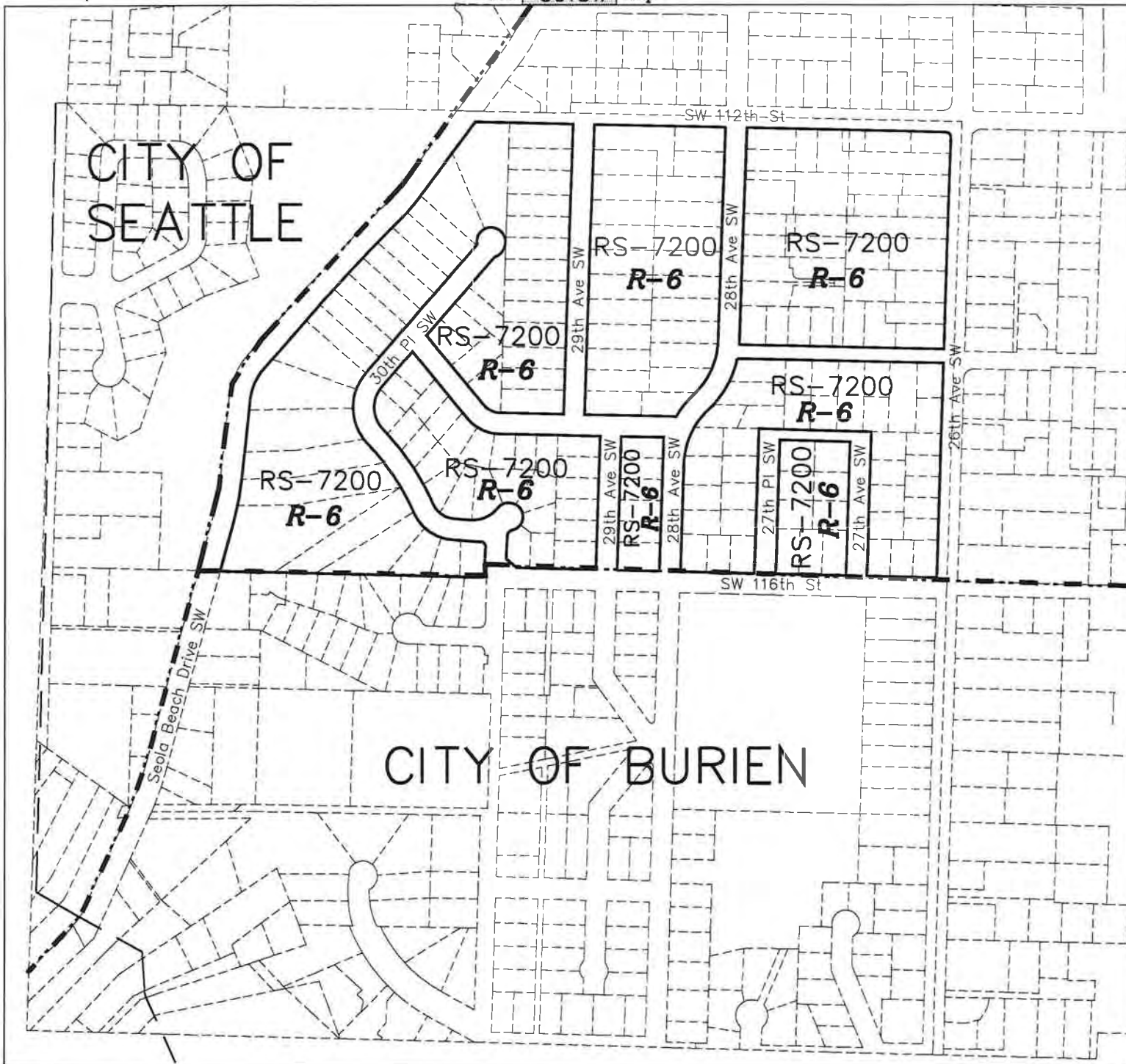
Zoning Code Conversion

Zoning code classifications without an "X" were converted to the equivalent 1993 Zoning Code classification. The equivalent 1993 Zoning Code classification is shown in ***bold italics***. See Chapter II "Introduction" for discussion of "Zoning Code Conversion."

NW1/4 12-23-3

See 301SW Map

311 NW



See
311NE
Map

1" = 400'

Zoning Code Conversion

Zoning code classifications without an "X" were converted to the equivalent 1993 Zoning Code classification. The equivalent 1993 Zoning Code classification is shown in ***bold italics***. See Chapter II "Introduction" for discussion of "Zoning Code Conversion."

BR-C, C-G, to CB-SO

The CB-SO zone establishes future land uses consistent with the Salmon Creek Community Business Center designation. The SO-suffix indicates the property is subject to the provisions of the "Commercial/Industrial Special District Overlay." These provisions provide flexibility regarding certain zoning code standards. See the Area Zoning Highlights for discussion of the "Commercial/Industrial Special District Overlay."

The following policies are applicable:

- White Center Community Action Plan: ECD-1, ECD-2, ECD-5

RM-2400 to R-24

These properties were rezoned from RM-2400 to R-24 during Council review and adoption of the White Center Community Action Plan and Area Zoning, November 7, 1994. The R-24 zone provides the opportunity for future multifamily development on these properties.

NE1/4 12-23-3

See **301SE** Map

311 NE

See
311NW
Map

See
312NW
Map



1" = 400'

Zoning Code Conversion

Zoning code classifications without an "X" were converted to the equivalent 1993 Zoning Code classification. The equivalent 1993 Zoning Code classification is shown in ***bold italics***. See Chapter II "Introduction" for discussion of "Zoning Code Conversion."

B-C, BR-C, C-G, to *CB-SO*

The *CB-SO* zone establishes future land uses consistent with the Salmon Creek Community Business Center designation. The SO-suffix indicates the property is subject to the provisions of the "Commercial/Industrial Special District Overlay." These provisions provide flexibility regarding certain zoning code standards. See the Area Zoning Highlights for discussion of the "Commercial/Industrial Special District Overlay."

The following policies are applicable:

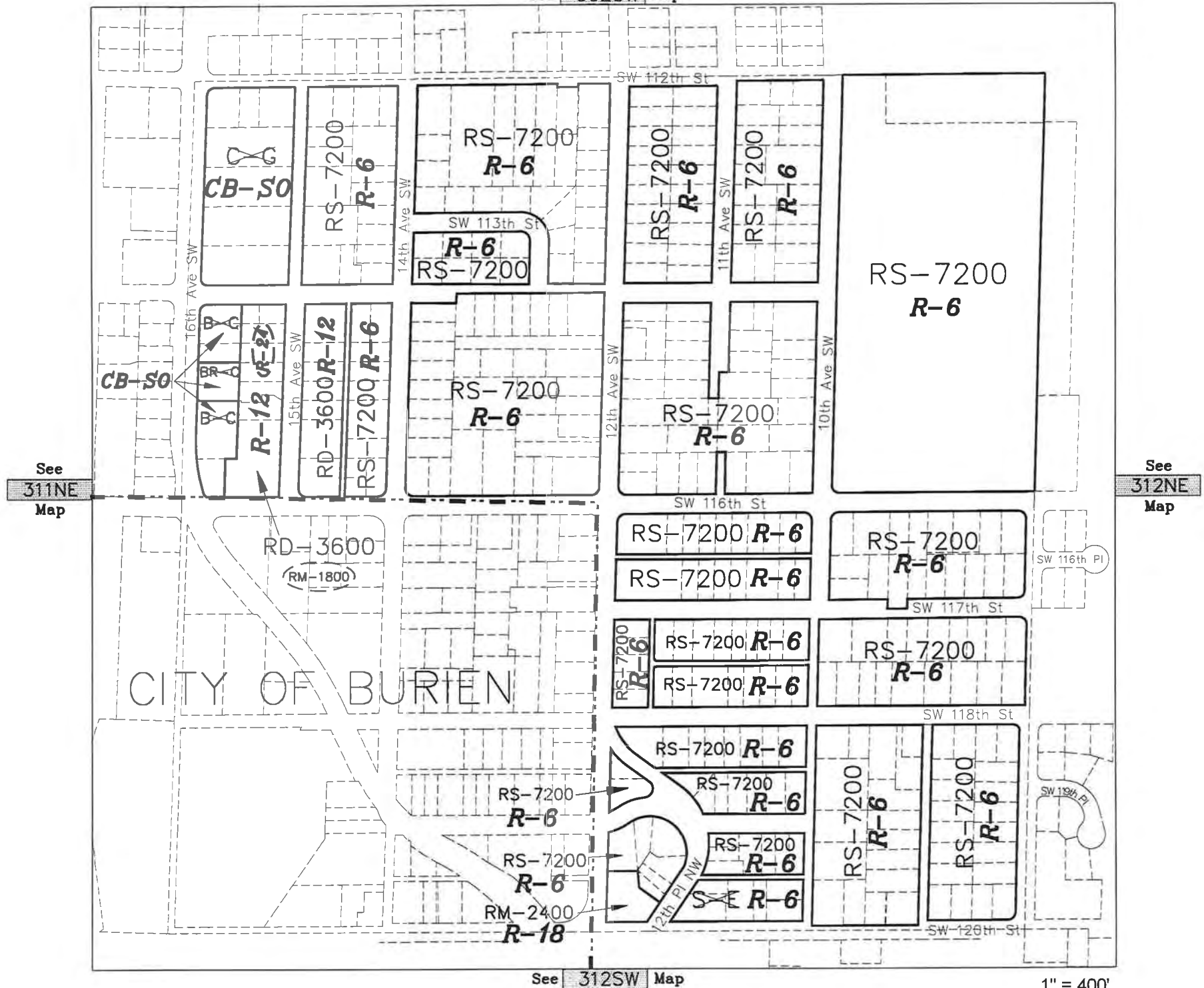
- White Center Community Action Plan: ECD-1, ECD-2, ECD-5

SE to *R-6*

The *R-6* zone provides an opportunity for infill single family development at a density similar to the surrounding existing single family neighborhood.

The following policy is applicable:

- White Center Community Action plan: ECD-13



Zoning Code Conversion

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B-C to CB-SO

The CB-SO zone establishes future land uses consistent with the Top Hat Community Business Center designation. The SO-suffix indicates the property is subject to the provisions of the "Commercial/Industrial Special District Overlay." These provisions provide flexibility regarding certain zoning code standards. See the Area Zoning Highlights for discussion of the "Commercial/Industrial Special District Overlay."

The following policies are applicable:

- White Center Community Action Plan: ECD-1, ECD-2, ECD-5

RM-2400 to CB-SO

The CB-SO zone corrects the split zoning on the property. The majority of the property is zoned CB-SO and is already developed with commercial land uses. The CB-SO zone establishes future land uses consistent with the Top Hat Community Business Center designation. The SO-suffix indicates the property is subject to the provisions of the "Commercial/Industrial Special District Overlay." These provisions provide flexibility regarding certain zoning code standards. See the Area Zoning Highlights for discussion of the "Commercial/Industrial Special District Overlay."

The following policies are applicable:

- White Center Community Action Plan: ECD-1, ECD-2, ECD-5

RS-15,000 to R-12

The R-12 zone corrects the split zoning found on the subject property. The major portion of the property to the south, is zoned R-12 and is already developed as multifamily.

The following policy is applicable:

- White Center Community Action Plan: ECD-14

RS-7200 to R-8

The R-8 zone provides an opportunity for single family infill development at higher densities at this location.

The following policy is applicable:

- White Center Community Action Plan: ECD-13

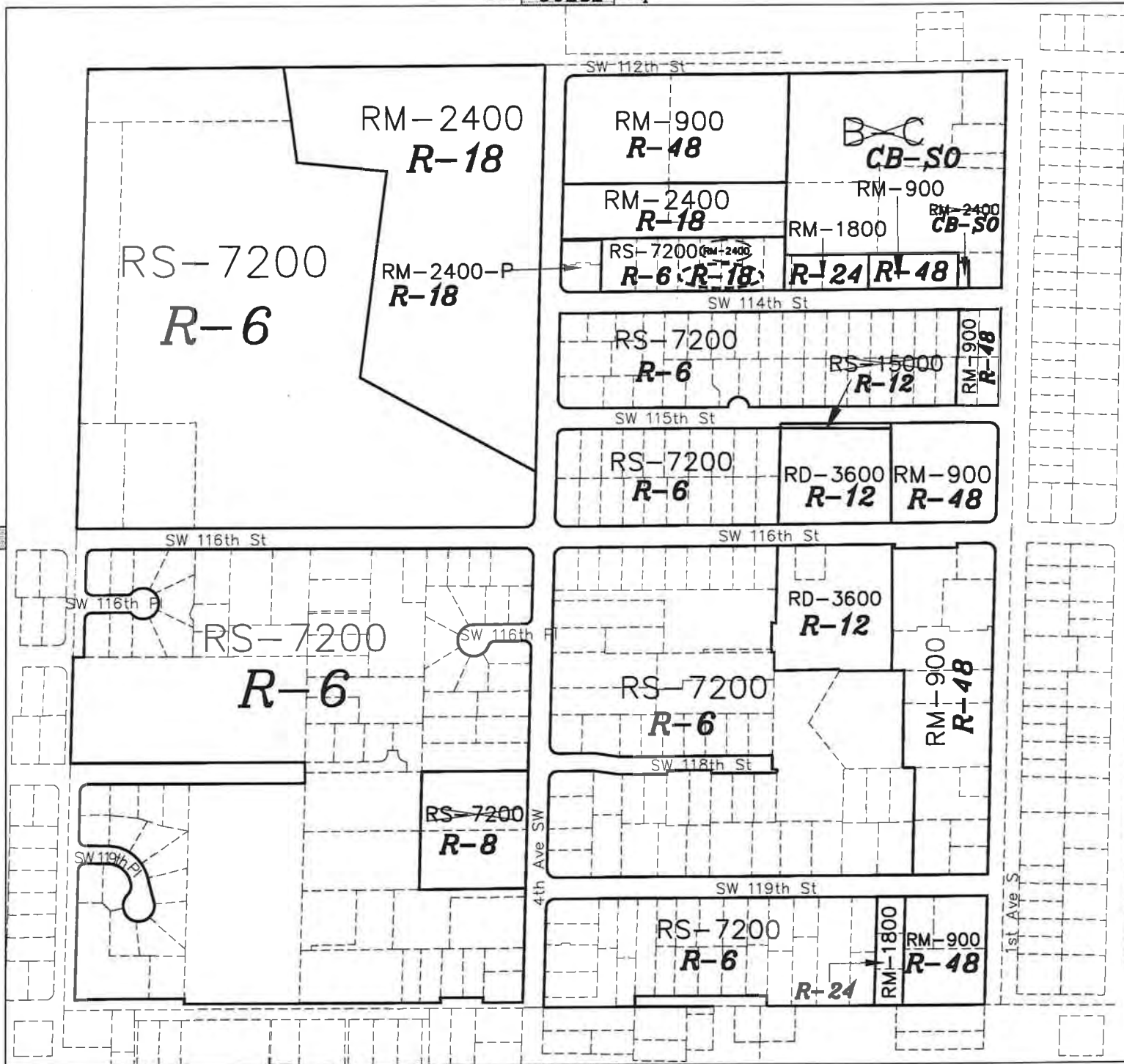
NE1/4 7-23-4

See 302SE Map

312 NE

See
312NW
Map

See
313NW
Map



See 312SE Map

1" = 400'

Zoning Code Conversion

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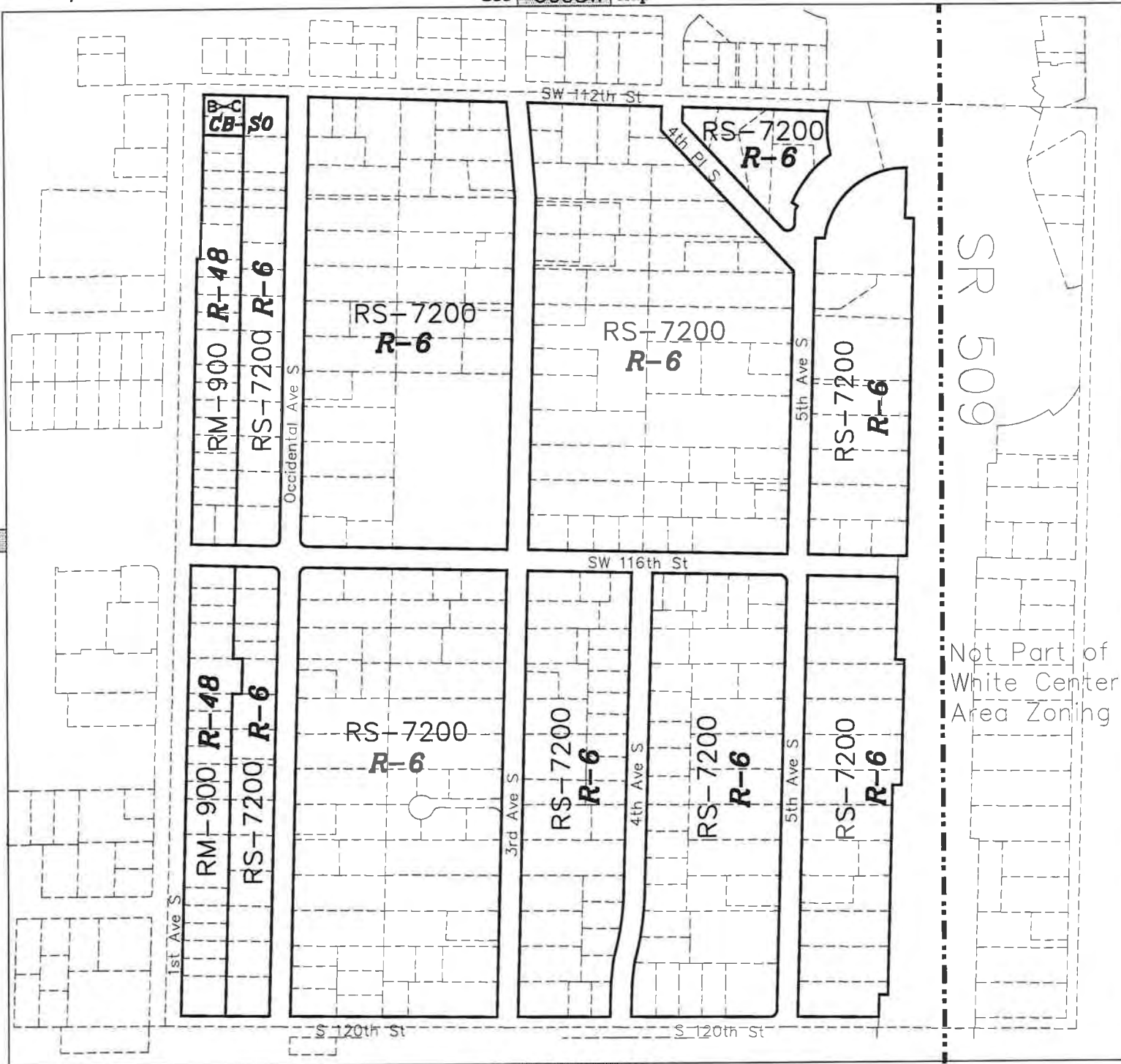
B-C to CB-SO

The CB-SO zone establishes future land uses consistent with the Top Hat Community Business Center designation. The SO-suffix indicates the property is subject to the provisions of the "Commercial/Industrial Special District Overlay." These provisions provide flexibility regarding certain zoning code standards. See the Area Zoning Highlights for discussion of the "Commercial/Industrial Special District Overlay."

The following policies are applicable:

- White Center Community Action Plan: ECD-1, ECD-2, ECD-5

See
312NE
Map



Zoning Code Conversion

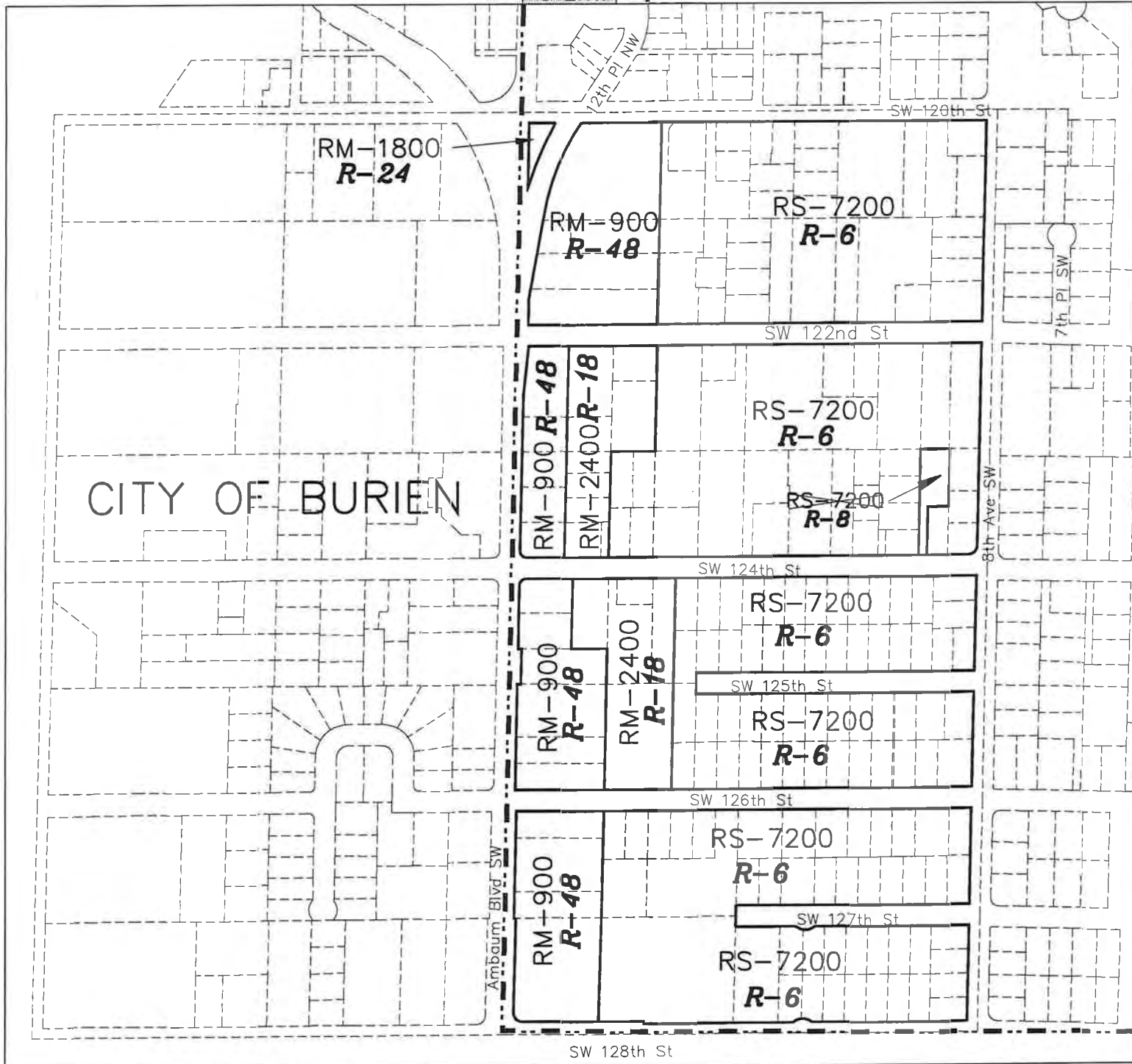
Zoning code classifications without an "X" were converted to the equivalent 1993 Zoning Code classification. The equivalent 1993 Zoning Code classification is shown in ***bold italics***. See Chapter II "Introduction" for discussion of "Zoning Code Conversion."

RS-7200 to R-8

The R-8 zone provides an opportunity for single family infill development at higher densities in this location.

The following policy is applicable:

- White Center Community Action Plan: ECD-13



See
312SE
Map

Zoning Code Conversion

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RS-7200, S-R to *R-8*

The *R-8* zone provides an opportunity for future single family infill development at higher densities at this location.

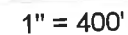
The following policy is applicable:

- White Center Community Action Plan: ECD-13

Note regarding *NB-P* and *R-6-P*

The zoning classification on these properties were applied pursuant to the Burien Activity Center Community Plan Policy Update, Ordinance 10430. The P-suffix property specific development conditions applied to these properties are set forth in Ordinance 10430. They are also included in Ordinance 11568, Section 1 (S)(5). Ordinance 11568 is included in Appendix 4 of this document.

312 SE



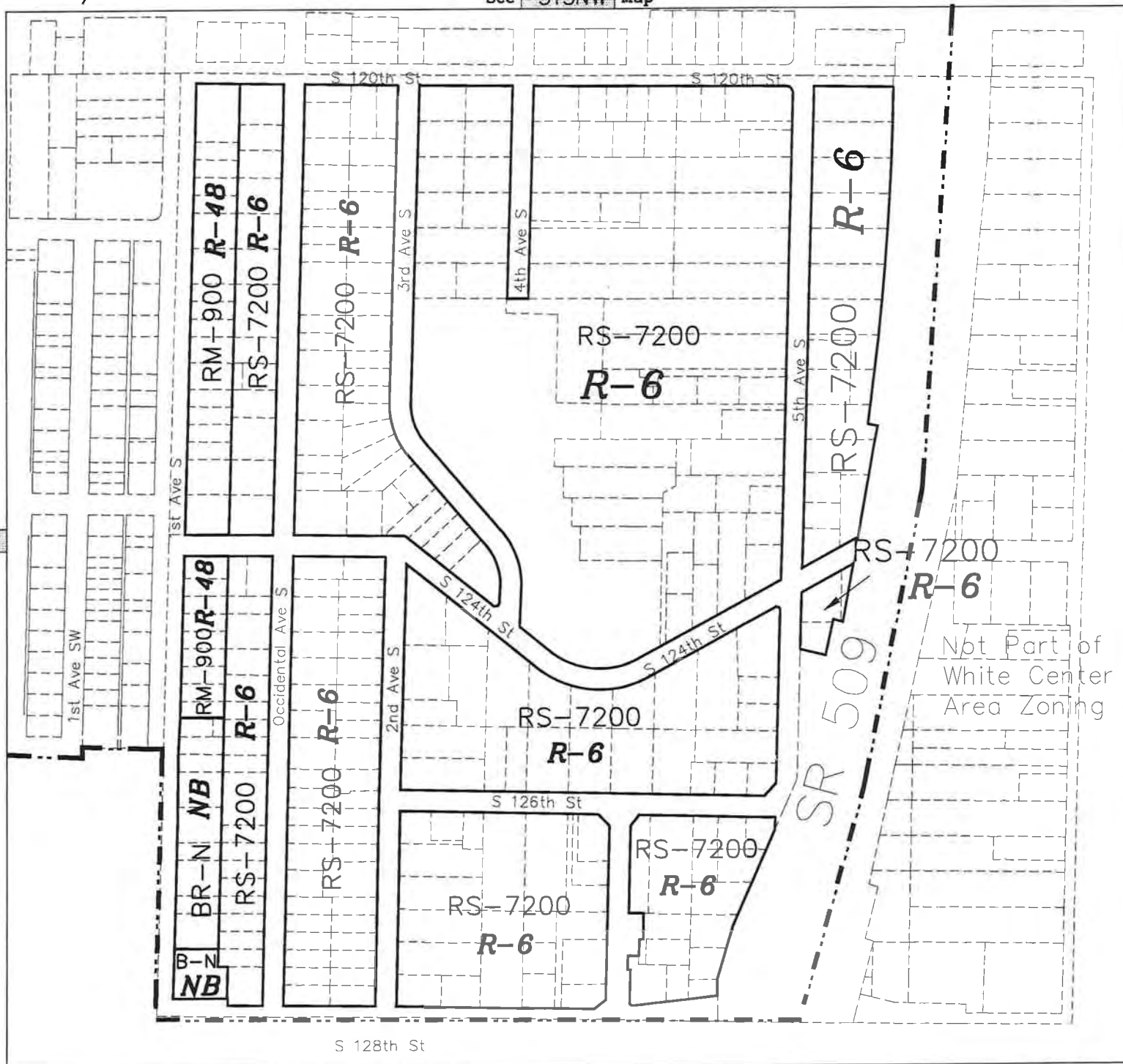
Zoning Code Conversion

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See
312SE
Map

See **313NW** Map

313 SW

 $1'' = 400'$

Appendix 1: Community Resources

There are a variety of programs in place that address many community concerns. Some are operated by King County departments while others are available through nonprofit organizations, the City of Seattle or special service districts. This Appendix provides information about programs that are available to residents, community organizations and businesses. Please keep in mind that programs may change from time to time and new programs may be developed. The information in this chapter was accurate as of December 1994 and is subject to change. Teletypewriter (TTY) numbers are included when available. If a TTY number is not available, the organization can be reached through the Washington State Relay Service, 1-800-993-6388. We recommend you contact the following agencies for current information on community resources:

White Center Library
11220 - 16th Avenue SW
Seattle, WA 98146
#243-0233

King County Library System Answer Line
#462-9600

The King County Library System also offers, at no charge, a computerized file of community resources which is available in libraries or through InfoNet at 382-2116 or by telnetting to Kcls.lib.wq.us over the Internet. The Library System encourages community organizations to add information about their services.

White Center Police and
Community Service Center
9609 - 16th Avenue SW
Seattle, WA 98106
#296-3325 or 296-3323

Health and Human Service Resources

Health Care

Southwest Public Health Center
10821 - 8th Avenue SW
Seattle, WA 98146
Interpreters are available for
scheduled appointments
#296-4646

The Southwest Public Health Center is part of the Seattle-King County Department of Public Health. Fees are based on family size, income and ability to pay. No one will be turned away if they cannot pay. The following services are offered:

Children and Youth Clinic, immunizations, family planning, treatment of sexually transmitted diseases, HIV/AIDS services, pregnancy care, maternity support services, social work services, infant car seat loan program, Medicaid application assistance, Women, Infant and Children nutrition and education, dental care, public health nursing visits, and food handlers permits.

Sea Mar Community Health Center
8720 - 14th Avenue S
Seattle, WA 981
Spanish interpreters are available.
#764-4736

Sea Mar Community Health Center provides primary health care services, counseling, home health care, health education, information and referral, chore services and energy assistance.

Children's Resource Line
#526-2500

Children's Hospital and Medical Center provides a free telephone information line open daily from 7 am to midnight to answer questions about children's health and illness. Callers may also receive referrals to community agencies and physicians. The line is staffed by pediatric registered nurses.

Children and Families

King County Child Care Program
2123 Smith Tower
516 Second Avenue
Seattle, WA 98104
#296-1362 or TTY# 296-5240

The King County Child Care Program provides child care subsidies to families outside the City of Seattle with incomes between 53% and 70% of the state median income and to homeless families.

Child Care Resources
841 N. Central Avenue Suite 126
Kent, WA 98032
#852-1908 or TTY# 850-1165

Birth to Three Development Center
35535 - 6th Place SE
Federal Way, WA
#874-5445

Child Find
Highline School District
Located at various schools
#433-2557

Khmer Community of Seattle-King County
10025 - 16th Avenue SW
Seattle, WA 98146
Khmer, Vietnamese, Lao and Thai
interpreters available
#762-3922

Refugee Women's Alliance
3004 S Alaska Street
Seattle, WA 98108
#721-0243

Ruth Dykeman Youth and Family
Services
15001 - 8th Avenue SW
Burien, WA 98166
#234-5544

Child Care Resources assists parents in finding quality affordable child care. The agency also offers training for child care providers.

Birth to Three Development Center provides therapeutic day care, physical therapy, occupational therapy and speech therapy for developmentally delayed children.

The Highline School District's Special Education Department sponsors the Child Find Program which offers developmental diagnostic testing for pre-school children.

Khmer Community of Seattle-King County provides parent education on cross cultural/intergenerational communication, gang involvement prevention, and school services.

Refugee Women's Alliance, also known as ReWa, provides parenting education classes, English as a Second Language classes, advocacy counseling and a batterers' treatment program. Child care and interpretation assistance is available in conjunction with these programs.

Ruth Dykeman Youth and Family Services provides community-based parenting education programs, gang intervention programs, school programs, youth support groups, counseling services and drug/alcohol assessment and treatment for youth.

Highline - West Seattle Mental Health
Center
1010 South 146th Street
Burien, WA 98168
#241-0990

The Center offers counseling and psychiatric services for people of all ages on a sliding scale basis. The Center accepts Medicare and Medicaid. The Center also offers anger management and parenting education programs.

Recreation

King County Parks Division
White Center Park
1321 SW 102nd Street
Seattle, WA 98146
#296-4542

King County Parks operates the following programs at White Center Park: For teens, activities include: basketball, volleyball, softball, ping pong, pool, cooking classes, arts and crafts, trips and a late-night program. For all ages, classes are offered in gymnastics, kendo, aerobics and dog obedience; basketball, racquetball and handball courts are available.

Park Lake/White Center Boys and Girls
Club
9800 - 8th Avenue SW
Seattle, WA 98146
#762-3221

The Park Lake/White Center Boys and Girls Club offers the following recreational programs to children and youth in the area: For teens, activities include basketball, volleyball, racquetball, martial arts, ceramics, and assistance with finding a job. During the summer, the Boys and Girls Club operates day camps, including reading and literacy programs.

Seniors

Highline Senior Center
1210 SW 136th Street
Burien, WA 98166
#244-3686

The Highline Senior Center provides a variety of services including nutrition, transportation, health care, classes and social activities.

Salvation Army - White Center
PO Box 46333
Seattle, WA 98126-0333
#767-3150

The Salvation Army provides emergency services, senior services, youth services and recreation program. Emergency services include food, clothing, energy, housing and transportation assistance. Senior services include social and educational programs. Youth services include a year round recreation program, summer day camp, after-school homework center with tutoring and transportation assistance and a program to support home schoolers. A gym and game room are available to the public at no charge. An indoor heated swimming pool and a variety of aquatic programs are available at a nominal charge.

Legal

Southwest Legal Clinic
Southwest Neighborhood Service Center
9407 - 16th Avenue SW
Seattle, WA 98106
#340-2593

Free legal services are provided through the Seattle-King County Bar Association. Call for an appointment. Services are available on Thursday evenings only. All types of clients and legal issues are accepted.

Refugee and Immigrant Advocacy Project
Evergreen Legal Services
401 Second Avenue South
Seattle, WA 98104
#464-1422 ask for Quoc Trang

Evergreen provides legal assistance for refugee immigrants at Park Lake Neighborhood House. Services are free for low-income individuals and translation/interpretation as available upon request.

The Worker Center
Fremont Public Association
PO Box 31151
Seattle, WA 98103#727-5733

The Worker Center publishes "The Job Seekers' Update", a quarterly newsletter describing free and low cost career development and job search assistance services in the Puget Sound region. Call for a free copy.

Education, Job Training and Employment

Seattle-King County Private Industry Council
2001 Western Avenue, Suite 250
Seattle, WA 98121
#448-0474

The PIC publishes "A Bridge to the Future," a comprehensive guide to job training programs for youth and adults. Call for a free copy.

Southwest Neighborhood Learning
Center
3130 SW Holly
Seattle, WA 98126
#932-7795

South Seattle Community College
Public Information Office
6000 - 16th Avenue SW
Seattle, WA 98106
#764-5308
TTY #764-5845

Washington State University/
King County Cooperative Extension
612 Smith Tower
Seattle, WA 98104
#296-3000 or TTY #296-5240

Office of Port JOBS
Port of Seattle
Pier 69
PO Box 1209
Seattle, WA 98111
#728-3304

The Center offers basic literacy classes and English as a Second Language classes.

In addition to over 40 post-secondary and vocational programs, South Seattle Community College offers basic education, continuing education and retraining programs. Basic education includes GED preparation, high school completion, adult basic skills and English as a second language classes. Continuing education includes career/professional development and personal enrichment classes. Retraining programs assist displaced workers to acquire skills in a technical or vocational field. The College also offers workshops, special events, a career center and womens' center.

The Washington State University/King County Cooperative Extension provides educational programs on farm, forest, garden management; environmental stewardship (protection of water, soil and wildlife habitats); economic development; food, safety and health; and families and youth communication and skill building support.

The Office of Port JOBS works with Port-related firms and industries to develop and provide worker hiring and training services that meet employer needs. The Port JOBS Apprenticeship Opportunities Project recruits, screens and refers apprentice ready candidates to Joint Apprenticeship and Training Programs and construction contractors.

Transportation Access Transportation

Metro has advance-reservation van services called ACCESS Transportation for people who qualify through two programs.

- People with limited incomes who are either 65 or older or who have a disability, may qualify under the OPTIONS Program
- People, regardless of income, whose disabilities make them unable to use regular bus service may qualify under the ADA Program

ACCESS Transportation provides door-to-door transportation service Monday through Friday for 25 cents. Monthly and annual pass stickers are available. Weekday service is available 5:00 a.m. to 10:00 p.m. in north Seattle and 6:30 a.m. to 8:00 p.m. in south Seattle and the rest of King County. Weekend service for people eligible under the ADA Program is available 6:00 a.m. to 10:00 p.m. The fare for weekend van service is 85 cents.

Riders must have special identification cards for ACCESS Transportation. To get an application form, call Metro at 689-3113 (voice) or TTY 689-3116. To get information about buying pass stickers or where to call for a ride, call 553-3060 (voice) or TTY 684-2029.

Economic and Community Development Resources

Business Assistance

Washington State Business Assistance Center
919 Lakeridge Way SW, Suite A
PO Box 42516
Olympia, WA 98504
#753-5632
Hotline # 1-800-237-1233 or
TTY # 586-4840

The Business Assistance Center offers a hotline to answer business related questions and refer callers for additional assistance. The Center also publishes "The Guide for Small Business" with descriptions of state and federal agency programs that affect or support small business in Washington State. Call for a free copy.

The Economic Development Council of Seattle and King County (EDC)
701 5th Avenue, Suite 2510
Seattle, WA 98104
#386-5040

The EDC's Business Help Center provides a one-stop source of information and assistance for businesses considering start-up or expansion in King County.

Small Business Administration (SBA)
Business Information Center
Federal Building, Room 1792
915 - 2nd Avenue
Seattle, WA 98104
#553-1420

The SBA Business Information Center offers one-step business planning assistance including free counseling with volunteers from the Service Corps of Retired Executives and an extensive reference library.

Washington Small Business Development Center
Washington State University
Pullman, WA 991654-4727
#(509) 335-1576

The Washington SBDC provides no fee business counseling for existing small businesses and low cost business education programs for start-up and existing businesses. Services are available at most community colleges including south Seattle and Highline.

South Seattle Community College/SBDC
6770 E. Marginal Way S.
Seattle, WA 98108-1499
#764-5375

Highline Community College/SBDC
Federal Way Campus
33320 - 1st Way South
Federal Way, WA 98003
#870-3757

Contact any Commercial Bank
Branch for information.

Cascadia Revolving Fund
Executive Director
157 Yesler Way, Suite 414
Seattle, WA 98104
#447-9226

Evergreen Community Development
Association (ECDA)
2015 Smith Tower
Seattle, WA 98104
#622-3731

SBA Microloan Program
Private Industry Council of Snohomish
County
917 - 134th Street SW, A-10
Everett, WA 98204
#743-9669

The Small Business Administration (SBA) 7(a) loan guarantee program will guarantee up to 90 percent of a business loan by a private lender for working capital: inventory, receivables, equipment, land/building, and refinancing. The 7(a) program can also finance machinery, equipment and real estate through long loan terms.

The Cascadia Revolving Fund is a nonprofit corporation dedicated to providing loans and technical assistance to businesses which provide a community benefit.

The ECDA offers SBA 504 loans. The 504 Loan program is a long term, low interest and low down payment method of financing for land, buildings, machinery and equipment.

The PIC of Snohomish County offers a special SBA Microloan fund to assist entrepreneurs in starting or expanding their small businesses. The program is designed for "non-traditional" borrowers who may not fit typical banking guidelines due to the small size of their loan request or due to limited credit history or business experience. To meet the needs of this group, the PIC provides its Microloan Fund Program in conjunction with entrepreneurial training and technical assistance in business management and marketing. The PIC's service area for this program includes King County.

King County Economic Development
Office
506 Second Avenue, Suite 707
Seattle, WA 98104
#296-7600

Washington State Dept. of Revenue
Special Programs Division
PO Box 448
Olympia, WA 98507
#753-3171

Housing Rehab & Repair

King County Housing Hotline
Planning and Community Development
Division
506 Second Avenue, Suite 707
Seattle, WA 98104
#296-7640

King County's Economic Development Office offers limited loans to businesses throughout King County outside of Seattle. The Community Development Interim Loan Program makes direct low interest loans to larger businesses and nonprofit agencies which can demonstrate primary benefit to low-income persons and can secure a letter of credit. The Women and Minority Business Loan Fund provides loans to support the expansion and start-up of minority and women-owned businesses which are not able to access traditional sources of financing. The Minority Entre-preneurship Program provides training and access to County contracting for minority businesses.

In 1994, Community Empowerment Zones were established by Washington State in portions of White Center, Seattle, Tacoma, Bremerton and Yakima. The State offers a tax incentive program for manufacturing, research and development and computer-related service businesses that locate or expand in or adjacent to these areas. The program provides deferral of the sales/use taxes on plant construction or renovation and/or acquisition of machinery and equipment provided that one new full-time job is created for every \$750,000 of qualified investment. The new jobs must be filled by residents of the Community Empowerment Zones although the firm may be located in an adjacent area. If program requirements are met the applicable taxes are forgiven.

The Affordable Monthly Payment Loan Program provides deferred payment no-interest loans up to \$13,500 for rehabilitation of owner-occupied homes where the household earns under 80% of the area median income. The borrower must match the loan amount. The loan program is used for a wide range of repair and rehabilitation projects.

The HOME 3% Bank Loan Program provides loans up to \$33,500 with monthly payment at 3% interest for owner-occupied homes where the household earns under 80% of the area

Duwamish Peninsula Community
Commission
4218 1/2 Southwest Alaska
Suite H
Seattle, WA 98116
#935-6922

Seattle City Light
Energy Hotline
1015 Third Avenue
Seattle, WA 98104
#684-3800

median income. This loan program is used for a wide range of repair and rehabilitation projects.

The Housing Repair Program provides deferred payment no-interest loans up to \$13,500 for owner-occupied homes where the household earns under 80% of the area median income. This loan program is used for critical repairs such as heating, roofing, plumbing, and electrical systems.

The Rental Rehabilitation Loan Program provides deferred payment no-interest loans up to \$14,999 per unit for rental units occupied by tenants earning under 50% of the area median income. The borrower must match the loan amount.

The Minor Home Repair program provides free labor for minor repair for owner-occupied homes for households earning under 50% of the area median income. Owners provide material while the Community Commission provides free labor. The programs focuses on critical repairs such as plumbing, stairs and electrical systems. The program also provides home inspections and advice on home repair.

The Home Energy Loan Program provides no-interest loans up to \$3,000 with monthly payments for several types of energy conservation improvements or, alternatively, a 50% cash discount on home insulation. The program serves City Light customers (including residents of unincorporated King County) of any income level living in owner-occupied housing or renter occupied housing with a heating system installed prior to April 15, 1983.

Community Improvements

City of Seattle
Department of Housing and Human
Services
618 Second Avenue, Suite 900
Seattle, WA 98104
#684-0244

King County Adopt-a-Road Program
500 4th Avenue
Seattle, WA 98104
#296-6510

King County Neighborhood
Traffic Safety Program
400 Yesler Way
Seattle, WA 98104
#296-6596

King County Police
SW Precinct
#296-3333

Bus Shelter Mural Program
821 Second Avenue
Mail Stop 53
Seattle, WA 98104
#684-1523 or #684-1524

The Low-Income Electric Program provides grants of up to \$3,000 for home insulation for City Light customers (including residents of unincorporated King County) living in owner-occupied housing or renter-occupied housing with a heating system installed prior to April 15, 1983. The program serves renter households earning under 125% of the Federal poverty level as well as home owner households earning under 70% of the State median income.

The Adopt-a-Road Program is where volunteer groups can "adopt" a two mile section of road by removing litter at least two times a year over a two-year period. King County's Department of Public Works provides trash bags, removal of filled bags, safety orientation and erects a permanent sign identifying the adopting group.

Radar/Reader Board Project allows neighborhood groups to borrow an electronic readerboard sign connected to a speed radar unit from King County's Department of Public Works. The equipment is used to both show driver their speed as well as to monitor traffic and conduct a speed study. The information that is gathered is provided to the King County Police and the Department of Public Works. There is no charge for this service and it involves only a small amount of time from two or three concerned residents.

The METRO Bus Shelter Mural Program allows volunteer groups to paint murals on existing bus shelters. King County's Department of Metropolitan Services provides paint and materials while volunteers identify a shelter, design and paint the mural with their own brushes.

Crime Prevention

King County Cultural Resources Division
Smith Tower Building, Room 1100
506 - 2nd Avenue
Seattle, WA 98104
#296-7580 or TTY #296-7580 or
1-800-325-6165

Adopt-a-Park Program
King County Parks Division
2040 - 84th Avenue SE
Mercer Island, WA 98040
#296-2990

Seattle City Light
1015 3rd Avenue
Seattle, WA 98104
#625-3000

King County Police
SW Precinct
Community Crime Prevention Unit
14905 - 6th Avenue SW
Burien, WA 98166
#296-3370

The Cultural Resources Division oversees programs sponsored by the King County Arts Commission and King County Landmarks and Heritage Commission. Community organizations and individuals may apply for funding on a competitive basis to support arts and heritage education programs, special projects, and facilities.

The King County Adopt-a-Park Program encourages volunteer groups to adopt a portion of a park or trail and provide a variety of services such as removing litter, weeding, and raking, at least five times a year over a one year period. King County Parks Division provide safety guidelines, coordinating and erects a sign identifying the adopting group.

Seattle City Light provides information on security lighting for homes and businesses and leases street lights and floodlights.

The Community Crime Prevention Unit provides free programs to teach people and businesses about personal safety and crime prevention. The unit assists in organizing block watch programs for both residential and business neighborhoods. The unit will also consult with residents and businesses to provide advice on how to improve security. Presentations are available for school groups and community organizations.

Environmental Protection

Environmental Education

King County Surface Water
Management Division
400 Yesler, Suite 400
Seattle, WA 98104-2637
#296-6519

The King County Surface Water Management Division's Community Stewardship Program coordinates volunteers and provides hands on opportunities to protect and enhance watersheds through workshops, stream clean ups, planting projects and lake monitoring. The Community Stewardship Grant program provides funding for community groups to encourage watershed protection and enhancement at the local level.

Washington State University/
King County Cooperative Extension
6th Floor Smith Tower
506 Second Avenue
Seattle, WA 98104
#296-3900

The Washington State University/King County extension, Land/Water Steward Program provides training for volunteers interested in educational projects which protect and enhance the natural environment.

White Center Youth Task Force
c/o White Center Chamber of Commerce
1327 SW 102nd St.
PO Box 46223
Seattle, WA 98146
#763-4196

The White Center Youth Task Force is a volunteer organization open to kids and adults, which provides environmental education and community based activities in White Center.

Seattle-King County Department
of Public Health
1040 Central Avenue South
Suite 101
Kent, WA 98032
#296-4708

The Environmental Health Division of the Seattle-King County Department of Public Health is responsible for regulation of on-site septic systems. Public education for the care and maintenance of septic systems is available to community groups on request.

Master Home Environmentalist Program
Metrocenter YMCA
909 - 4th Avenue
Seattle, WA 98104
#382-5013

The Master Home Environmentalist Program trains volunteers to teach individuals and families about pollution issues in the home. The volunteers provide free home environmental assessment and offer simple low-cost solutions to problems such as hazardous materials storage, lead, indoor air and moisture.

Appendix 2

Highline Community Plan Policies

The White Center Community Action Plan updates the 1977 Highline Community Plan. Policies set forth in the Highline Community Plan and 1994 King County Comprehensive Plan remain in effect for the unincorporated portion of the Highline Community planning area including the White Center planning area. Please review policies from these plans when planning or evaluating development proposals in the White Center planning area.

Copies of the 1994 King County Comprehensive Plan are available for review at all King County libraries and available for purchase at KINKO Copy Centers.

Highline Community Plan Policies (Ordinance 3530, adopted November 1977.)

- H-1** Ensure environmental protection in areas of hazards, wetlands, shorelines, view and substantial remaining natural vegetation.
- H-2** Preserve and enhance views and vistas.
- H-3** To the greatest extent possible, existing trees should be preserved and incorporated as a site amenity in all new development.
- H-4** Promote sanitary sewerage of unsewered areas.
- H-5** King County and other agencies should review their procedures for applying chemical treatment of ballfields, playgrounds, along roads and on other areas of vegetation.
- H-6** The removal of existing shade trees along streams and wetlands is to be avoided.
- H-7** Require shade tree planting along streams and wetland in new developments.
- H-8** Utilize isolated improvements to remedy isolated drainage problems.
- H-9** Flow stabilization should be controlled and maintained primarily through holding pond or other retention systems.
- H-10** Provide for a range of housing densities, both single and multifamily. Multifamily housing intended specifically for the elderly should not be considered in the general realm of other multifamily housing. Elderly housing should be recognized as generating less impacts upon surrounding neighborhoods than traditional multifamily residential development and should be evaluated on site specific merits.
- H-11** Improve deteriorated or declining housing through rehabilitation and repair.
- H-12** Low cost multifamily housing should locate with convenient access to urban services.
- H-13** Disperse rather than concentrate low cost multifamily housing.
- H-14** Provide for future space demands through the development and redevelopment of existing service and retail centers.

- H-15** Encourage full utilization of land currently available for manufacturing and industry.
- H-16** Recognize freeways and major arterials as potential barriers/boundaries between different land uses.
- H-17** Setbacks and landscaping should be provided as buffering between areas planned for different land use.
- H-18** Conversion of land uses within or near single-family residential areas should be accomplished through orderly transition programs.
- H-19** Protect and enhance historical features in the development of public and private projects.
- H-20** Landscaping, including street trees, should be a part of all future arterial street development or redevelopment.
- H-21** Within key areas of growth or redevelopment, landscaping and circulation provisions should further enhance the quality and cohesiveness of development.
- H-22** Landscaping should be included as part of all apartment, business, commercial, industrial and public facility development.
- H-23** Bikeway development should emphasize the use of secondary and collector arterial rights-of-way and utility rights-of-way.
- H-24** Pedestrian facilities development should emphasize the use of street and utility rights-of-way.
- H-25** Road construction, including major improvement projects, should include provisions for pedestrian and bicycle movement.
- H-26** Emphasize the development of hard surface pathways rather than sidewalks.
- H-27** New development should include provisions for pedestrian circulation.
- H-28** Integrate bicycle and pedestrian routes with school locations, activity centers and walkway systems.
- H-29** Improve local transit or para-transit service, especially east-west.
- H-30** Provide good transit connections to major employment areas.

- H-31** Integrate bicycle, pedestrian, bus and street systems to emphasize easy transfer between different modes of transportation (e.g. bicycle and bus).
- H-32** Encourage final determination of the terminus of the SR 509 route with immediate emphasis on completion to S. 188th Street and improvements to the 1st Avenue South Bridge corridor.
- H-33** Along major arterials, consolidate access points to frontage properties where possible.
- H-34** Emphasize operational projects to improve circulation maximize the efficiency of the existing system.
- H-35** Encourage construction of highway facilities only when non-construction alternatives fail to provide adequate levels of service.
- H-36** Encourage joint utilization of parking within business areas.
- H-37** Promote public/private and public/public cooperation in developing the communities recreation and cultural capabilities.
- H-38** Emphasize the development of vacant park or available vacant school sites, the expansion and/or redevelopment of existing parks, and the development of other publicly owned land as opposed to seeking new park sites.
- H-39** Emphasize the development of active recreation opportunities.
- H-40** Promote a close working relationship between King County and the local school districts in order to provide the best possible level of parks and recreation services.
- H-41** Maximize the use of school facilities as activity and recreation centers of all ages.
- H-42** Emphasize the combination of separate public use function when developing park and recreation proposals.
- H-43** Utilize remaining Forward Thrust dollars to fund the highest priority park and recreation needs in Highline.
- H-44** Priority for funding employment and job training programs should be consistent with community needs.
- H-45** Congregate dispersed governmental offices in a central place, together with other community services, activities and facilities.

H-46 Utilize the Highline Communities Plan as the basis for development and spending decisions in the Highline area.

H-47 King County should facilitate on-going land use, program budget and capital improvement program review by Highline citizens.

Appendix 3

Airport Operations at Sea-Tac International and Boeing Field-King County International

White Center is located in the vicinity of two important and well-used airports, Seattle-Tacoma International Airport (Sea-Tac) and Boeing Field-King County International Airport. Both airports serve the community in different ways and are extremely important to the economic prosperity of the region in which we live. The use of both airports brings both positive and negative impacts to the surrounding communities. Positive impacts are employment opportunities, trade, retail and support services, and to assist in reducing the negative impacts caused by the use of the facilities, each airport has created programs to provide relief to the communities affected by these impacts.

Sea-Tac International

The Port of Seattle, as owner and operator of Sea-Tac International Airport, addresses and resolves the impacts associated with Sea-Tac airport operations. To meet its responsibility, the Port has implemented one of the most comprehensive packages of aircraft noise abatement and mitigation programs in the nation.

Noise Mitigation: The Noise Mitigation programs are designed to significantly reduce the aircraft noise that people hear in their homes. These programs, which are intended for homes located near Sea-Tac Airport, include sound insulation, home sales assistance, home acquisition and resident relocation.

Noise Abatement: The Port has implemented Noise Abatement programs that are intended to reduce the noise created by aircraft while on the ground, during takeoffs and landings, and during flights over populated areas. Some of these programs are summarized below:

- A Noise Budget that guarantees that Sea-Tac will move steadily toward a quieter all Stage 3 (the quietest) fleet by limiting the amount of noise airlines are allowed to make each year. As of 1994, Sea-Tac aircraft traffic consists of 84% stage 3 planes and 16% stage 2 planes. The goal is to reduce noise at a steady rate up to the year 2001.
- A Nighttime limitations Program that is designed to phase out the use of Stage 2 (the noisiest) aircraft during the nighttime hours.

- A 24 Hour Noise information line at 433-5393 or toll free 1-800-826-1147 where residents can call and report bothersome aircraft noise. Calls are used to research specific flight track questions and to work with the Federal Aviation Administration and airlines to minimize noise impacts.
- An aircraft take-off and arrival procedure that directs planes into specified flight corridors which minimize the noise for most neighborhoods.

Proposed Sea-Tac International Airport Expansion

The proposed Seattle-Tacoma International Airport expansion program is a complex issue involving many regional jurisdictions as well as concerned citizens. The Puget Sound Regional Council, the Washington State Department of Transportation, the Federal Aviation Agency and the Port of Seattle are cooperating in these complementary planning efforts. In response to community concerns about the proposed expansion, a brief summary of the issues has been provided and in no way implies approval by King County government

Regional Transportation Planning

The Puget Sound Regional Council is the regional planning and policy making body for growth and transportation issues in King, Kitsap, Pierce and Snohomish Counties. The Regional Council is a membership association formed by an agreement between local governments in the central Puget Sound Region. Under federal and state law the Puget Sound Regional Council is responsible for regional transportation planning. Part of these responsibilities include developing a Metropolitan Transportation Plan (MTP). One element of the MTP is to look at future air transportation needs in this region.

Proposed Third Runway

The Port of Seattle is in the process of updating the Sea-Tac Airport Master Plan. The plan encompasses the range of airfield, passenger terminal, ground access and other facilities needed to keep the airport efficient over the next 30 years. This includes a proposal for an additional runway at the western edge of the existing site. In April 1993, the Puget Sound Regional Council adopted a Resolution identifying a third runway as the "preferred alternative". This action was based on joint studies between the Port of Seattle and the Puget Sound Council of Governments, a regional environmental impact statement, and an open decision process completed by the Regional Council in early 1993.

The Puget Sound Regional Council's authorization of a third runway is pending based on two conditions: steps toward demand management of airport operations, and steps at Sea-Tac Airport to reduce noise impacts.

Community Involvement

The planning and environmental studies for the airport expansion will eventually include residents from throughout the region as part of the public involvement process. They will be completed in late 1995 and early 1996. A Draft Environmental Impact Statement on the Sea-Tac Airport Master Plan Update will be released on April 1995. Citizen's from Beverly Park and Top Hat neighborhoods expressed concern about existing airport noise and the possibilities of an increase in noise from the proposed third runway. Although Sea-Tac is scheduled to continue conversion to quieter planes, it need be noted that the new proposed runway will be located closer than existing runways to neighborhoods west of the airport (see map of proposed runway). If you would like further information about the proposed airport expansion program please contact the Port of Seattle Planners at (206)248-7488 or (206)433-5216.

Boeing Field - King County International

Boeing Field/King County International Airport, is owned and operated by King County, and is open 24 hours a day. While it is primarily a general aviation airport, both passenger and cargo non-scheduled carriers utilize it's facilities. Additionally, Boeing Field/King County International Airport is also the primary weather alternative for Sea-Tac International Airport.

King County has completed an Airport Noise Abatement Plan which contains a series of procedural changes and land use measures to mitigate noise impacts in the vicinity of Boeing Field, while creating a more compatible environment between the airport and surrounding areas in the future. The following is a summary of actions now in place:

- All pure jet aircraft must use the full length of the runway for departure in order to achieve the maximum altitude possible over areas at the end of the runway.
- Training flights involving "touch-and-go" landings are prohibited between the hours of 10:00 pm and 7:00 am.
- Runway 13L-13R is closed between 10:00 pm and 7:00 am. All traffic must use Runway 13R-31L.
- Jet engine maintenance run-ups are to be conducted in designated run-up areas.
- Engine maintenance run-ups are prohibited between the hours of 10:00 pm and 7:00 am.
- Aircraft departing Runway 13L-31R shall maintain runway heading until reaching an altitude of at least 600 feet.

- Reduced thrust departure procedure are encouraged for all jet aircraft capable of conducting the procedure.
- The use of other airports for training operations is encouraged.

Work on a new Airport Master Plan is underway. One element of the plan is to address noise impact to surrounding neighborhoods. A draft of the new Airport Master Plan is expected to be completed by the end of 1995. For more information on the Airport Master Plan or questions about current noise mitigating actions, please contact Jack Frazelle, Assistant Airport Manager, at 296-7380.

Appendix 4

Ordinance 11566	Economic Redevelopment Special District Overlay
Ordinance 11567	Commercial/Industrial Special District Overlay
Ordinance 11568	Adopting White Center Community Action Plan and White Center Area Zoning

November 7, 1994
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Introduced By: Greg Nickels
Proposed No.: 94-600

ORDINANCE NO. **11566**

AN ORDINANCE relating to zoning; revising the economic redevelopment special district overlay to support retention of existing businesses and clarify provisions for the reduction of minimum parking requirements; amending Ordinance 11351, Section 1, and K.C.C.21A.38.090.

FINDINGS:

1. The economic redevelopment special district overlay is designed to increase the contribution of existing commercial/industrial areas to the local economy by providing incentives to increase the contribution of existing commercial/industrial areas to the local economy by providing incentives for the redevelopment of underutilized lands there.
2. Existing commercial or industrial activities in these areas already contribute to the local economy and provide a foundation upon which to build the economic vitality of the area through redevelopment of underutilized properties.
3. The application of the economic redevelopment special district overlay to an area may be accompanied by other zoning revisions which alter the range of land uses permitted there.
4. Where other zoning changes designed to enhance the economic viability of an area have the undesired side-effect of excluding some existing uses, the continuation of these uses should be provided for as an element of the redevelopment strategy advanced by the special district overlay.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 11351, Section 1, and
K.C.C.21A.38.090, is hereby amended to read as follows:

Special district overlay - economic redevelopment.

A. The purpose of the economic redevelopment special district overlay is to provide incentives for the redevelopment of large existing, underutilized concentrations of commercial/industrial lands within urban areas.

1 B. The economic redevelopment special district overlay
2 ((~~district~~)) shall only be designated through the community
3 planning process; located in areas designated within a
4 community plan as an activity center; and zoned CB, RB, O, or
5 I.

6 C. The standards of this title and other county codes
7 shall be applicable to development within the economic
8 redevelopment special district overlay ((~~district~~)) except as
9 follows:

10 1. Commercial or industrial uses that exist
11 within an area as of the effective date of legislation
12 applying the economic redevelopment special district overlay,
13 but that are not otherwise permitted by the zoning, shall be
14 considered permitted uses upon only the lots that they
15 occupied as of that date.

16 ((1))2. The minimum parking requirements of this
17 title shall be reduced as follows, provided that such
18 reductions do not apply to new construction on vacant
19 property or the vacant portions of partially-developed
20 property where that construction is not an enlargement or
21 replacement of an existing building:

22 a. The parking stall requirements are
23 reduced 100 percent provided that:

24 (1) the square footage of any
25 enlargement or replacement of an existing building does not
26 in total exceed 125 percent of the square footage of the
27 existing building;

28 (2) the building fronts on an existing
29 roadway improved to urban standards or a roadway programmed
30 to be improved to urban standards as a capital improvement
31 project, that accommodates on-street parking; and

32 (3) there is no net decrease in existing
33 off-street parking space.

1 b. the parking stall requirements are
2 reduced 50 percent provided that:

3 (1) the square footage of any
4 enlargement or replacement of an existing building in total
5 exceeds 125 percent of the square footage of the existing
6 building;

7 (2) the height of the enlarged or
8 replacement building does not exceed the base height of the
9 zone in which it is located,

10 (3) the building fronts on an existing
11 roadway improved to urban standards or a roadway programmed
12 to be improved as a capital improvement project, that
13 accommodates on-street parking; and

14 (4) there is no net decrease in existing
15 off-street parking spaces, unless it exceeds the minimum
16 requirements of subsection C.((1))2.b.

17 ((2))3. The landscaping requirements of this
18 title shall be waived, provided that:

19 a. street trees, installed and maintained by
20 the adjacent property owner, shall be substituted in lieu of
21 landscaping; and

22 b. any portion of the overlay district that
23 directly abuts properties outside of the district shall
24 provide, along said portions, a landscape buffer area no less
25 than 50 percent of that required by this title.

26 ((3))4. the setback requirements of this title
27 shall be waived, provided that:

28 a. setback widths along any street forming a
29 boundary of the overlay district shall comply with this
30 title, and

31 b. any portion of the overlay district that
32 directly abuts properties outside of the district shall

provide, along said portions, a setback no less than 50 percent of that required by this title.

((4))5. The building height limits of this title shall be waived, provided that the height limit within 50 feet of the perimeter of the overlay district shall be 30 feet.

((5))6. Signage shall be limited to that allowed within the CB zone.

((6))7. The roadway improvements of the King County code shall be waived, provided a no-protest agreement to participate in future road improvement districts (RID) is signed by an applicant and recorded with the county.

((7))8. The pedestrian circulation requirements of this title shall be waived.

((8))9. The impervious surface and lot coverage requirements of this title shall be waived.

INTRODUCED AND READ for the first time this 26th day of September, 1994.

PASSED by a vote of 11 to 0 this 7th day of November, 1994.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Kent Pullen
Chair

ATTEST:

Gerald A. Peterson
Clerk of the Council

APPROVED this 18th day of November, 1994.

Ray Locke
King County Executive

Attachments: None

November 7, 1994
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Introduced By: Greg Nickels

Proposed No.: 94-601

ORDINANCE NO. **11567**

AN ORDINANCE relating to zoning; creating a special district overlay to promote the economic vitality of existing commercial/industrial areas within urban areas but outside of activity centers and to provide incentives for redevelopment of underutilized commercial and industrial lands within these areas; adding a new section to K.C.C. 21A.38.

FINDINGS:

1. Within the urban area but outside of activity centers, smaller concentrations of commercial and light-industrial land uses have developed under zoning that permitted the intermingling of those activities. Such areas continue to thrive and contribute to the county's economy through the provision of needed services and family-wage jobs.
2. Recent changes to the King County Code have revised the available zoning tools applicable to such mixed commercial/industrial areas. Neither the new commercial zone nor the new industrial zone provides for the range of uses currently found in these areas.
3. These older, mixed commercial/industrial areas often have vacant or underutilized properties and could benefit from redevelopment incentives contained in the Economic Redevelopment Special District Overlay.
4. The retention of existing uses that contribute to the economic vitality of these areas should be an element of any redevelopment strategy.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. There is hereby added to K.C.C. 21A.38 a new section to read as follows:

Special district overlay - commercial/industrial.

A. The purpose of the commercial/industrial special district overlay is to accommodate and support existing commercial/industrial areas outside of activity centers by providing incentives for the redevelopment of underutilized commercial or industrial lands and by permitting a range of

1 appropriate uses consistent with maintaining the quality of
2 nearby residential areas.

3 B. The commercial/industrial special district overlay
4 shall be designated only through the community planning
5 process and applied to areas substantially developed with a
6 mix of commercial and light industrial uses and zoned CB, RB,
7 O, or I.

8 C. The standards of this title and other county codes
9 shall be applicable to development within the commercial/
10 industrial special district overlay except as follows:

11 1. Legally-established commercial or industrial
12 uses that exist within an area as of the effective date of
13 legislation applying the commercial/industrial special
14 district overlay, but that are not otherwise permitted by the
15 zoning, shall be considered permitted uses upon only the lots
16 that they occupied as of that date.

17 2. Permitted uses within the area of a commercial/
18 industrial special district overlay shall include those uses
19 permitted in the base zone applied therein as well as
20 permitted uses as set forth in the I zone with the exception
21 of the following:

22 a. any use permitted in the I zone requiring
23 a conditional use permit

24 b. auction houses;

25 c. livestock sales;

26 d. SIC Industry Group 201 (meat products);

27 e. SIC Industry Group 202 (dairy products);

28 f. SIC Industry Group 204 (grain mill
29 products);

30 g. SIC Industry Group 207 (fats and oils);

31 h. motor vehicle and boat dealers;

1 i. SIC Major Group 24 (lumber and wood
2 products, except furniture) except 2431 (millwork) and 2434
3 (wood kitchen cabinets);

4 j. SIC Industry Group 311 (leather tanning
5 and finishing);

6 k. SIC Major Group 32 (stone, clay, glass
7 and concrete products);

8 l. SIC Industry 3999 (manufacturing
9 industries; not elsewhere classified) dressing of furs, fur
10 stripping and pelts only;

11 m. SIC Industry 7534 (tire retreading);

12 n. SIC Major Group 02 (agricultural
13 production--livestock and animal specialties);

14 o. SIC Industry 2951 (asphalt paving
15 mixtures and blocks);

16 p. resource accessory uses, and

17 q. outdoor storage of equipment or materials
18 occupying more than 25% of the site associated with: SIC
19 Major Group 15 (building construction--contractors and
20 operative builders), SIC Major Group 16 (heavy construction
21 other than building construction--contractors), SIC Major
22 Group 17 (construction--special trade contractors) and, SIC
23 Industry 7312 (outdoor advertising services); provided, that
24 such outdoor storage be visually screened from surrounding
25 properties.

26 4. Uses permitted both by the base zone applied to
27 the property and through the application of the commercial/
28 industrial special district overlay shall be subject to the
29 limitations on use found in the base zone in K.C.C. 21A.08
30 except for commercial/industrial accessory uses to which the
31 limitations on use in the base zone shall not apply.

32 5. The minimum parking requirements of this title
33 shall be reduced as follows, provided that such reductions do

1 not apply to new construction on vacant property or the
2 vacant portions of partially-developed property where that
3 construction is not an enlargement or replacement of an
4 existing building:

5 a. The parking stall requirements are
6 reduced 100 percent provided that:

7 (1) the square footage of any
8 enlargement or replacement of an existing building does not
9 in total exceed 125 percent of the square footage of the
10 existing building;

11 (2) the building fronts on an existing
12 roadway improved to urban standards or a roadway programmed
13 to be improved to urban standards as a capital improvement
14 project, that accommodates on-street parking; and

15 (3) there is no net decrease in existing
16 off-street parking space.

17 b. the parking stall requirements are
18 reduced 50 percent provided that:

19 (1) the square footage of any
20 enlargement or replacement of an existing building in total
21 exceeds 125 percent of the square footage of the existing
22 building;

23 (2) the height of the enlarged or
24 replacement building does not exceed the base height of the
25 zone in which it is located,

26 (3) the building fronts on an existing
27 roadway improved to urban standards or a roadway programmed
28 to be improved to urban standards as a capital improvement
29 project, that accommodates on-street parking; and

30 (4) there is no net decrease in existing
31 off-street parking spaces, unless it exceeds the minimum
32 requirements of subsection C.5.b.

1 6. The landscaping requirements of this title
2 shall be waived, provided that:

3 a. street trees, installed and maintained by
4 the adjacent property owner, shall be substituted in lieu of
5 landscaping; and

6 b. any portion of the overlay district that
7 directly abuts properties outside of the district shall
8 provide, along said portions, a landscape buffer area no less
9 than 50 percent of that required by this title.

10 7. the setback requirements of this title shall
11 be waived, provided that:

12 a. setback widths along any street forming a
13 boundary of the overlay district shall comply with this
14 title, and

15 b. any portion of the overlay district that
16 directly abuts properties outside of the district shall
17 provide, along said portions, a setback no less than 50
18 percent of that required by this title.

19 8. The building height limits of this title shall
20 be waived, provided that the height limit within 50 feet of
21 the perimeter of the overlay district shall be 30 feet.

22 9. Signage shall be limited to that allowed
23 within the CB zone.

24 10. The roadway improvements of the King County
25 code shall be waived, provided a no-protest agreement to
26 participate in future road improvement districts (RID) is
27 signed by an applicant and recorded with the county.

28 11. The pedestrian circulation requirements of
29 this title shall be waived.

11567

1 12. The impervious surface and lot coverage
2 requirements of this title shall be waived.

3 INTRODUCED AND READ for the first time this 26th
4 day of September, 1994.

5 PASSED by a vote of 10 to 0 this 7th day of
6 November, 1994.

7 KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

9 Kent Pullen
10 Chair

11 ATTEST:

12 Gerald A. Peters
13 Clerk of the Council

14 APPROVED this 18th day of November, 1994.

15 Doug Lohr
16 King County Executive

17 Attachments: None

94-1820R(VN:clt)
Nov. 8, 1994 clerk

Introduced By: Ron Sims
Greg Nickels

Proposed No.: 94 - 182

ORDINANCE NO. **11568**

AN ORDINANCE relating to comprehensive planning; amending the Highline Communities Plan; amending the Highline Area zoning; adopting the White Center Community Action Plan; adopting the White Center Community Action Plan Area Zoning and amending Ordinance 2883, Section 1 and K.C.C. 20.12.240.

PREAMBLE:

For the purpose of effective areawide planning and regulation, the Metropolitan King County council makes the following legislative findings:

An update of the White Center subarea of the Highline Communities Plan and Area Zoning was initiated in May 1993 by Council Motion 8994. The purpose of the White Center Community Action Plan and Area Zoning is to implement the 1985 King County Comprehensive Plan as amended. The plan update provides policy direction on the delivery of human and health services, protection of the environment, future transportation improvements and future land use decisions, all of which will be implemented through the simultaneous adoption of the plan and areawide zoning.

Public workshops and community group meetings began in November of 1992. The grassroots planning process for the action plan has included participation by local residents, property owners and businesses through workshops, tasks groups, community group meetings and county sponsored summit meetings. King County has prepared an Environmental Checklist for the White Center Community Action Plan and Area Zoning.

The White Center planning area is an established urban neighborhood. Demographic and economic changes over the last 10 years require King County to reconsider and revise its services and development regulations to meet local needs. The existing urban growth pattern has created pockets of unsewered areas and created a greater

1 demand for public safety as well as health and human
2 services and facilities.

3
4 In its 1990 and 1991 sessions, the Washington State
5 Legislature enacted major new land use planning and
6 growth management legislation, known as the Growth
7 Management Act (GMA). This plan is not intended to be
8 adopted under the authority of, or to implement the GMA
9 but carries out the goals of the GMA when possible.

10
11 Updating the White Center subarea of the Highline
12 Communities Plan and Area Zoning will provide for better
13 coordination of services and guide future public and
14 private development decisions.

15 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

16 SECTION 1. Ordinance 2883, Section 1, as amended, and
17 K.C.C. 20.12.240 are each hereby amended as follows:

18 **Highline communities plan.*** A. The "Highline
19 communities plan," attached to Ordinance 3530, is adopted as
20 an addendum to the comprehensive plan for King County. The
21 Highline communities plan is amended by those changes
22 identified in the "Highline area zoning," to Ordinance 5453
23 as inconsistent with the plan pursuant to Ordinance 5401. As
24 an amplification and augmentation of the comprehensive plan
25 and the Sea-Tac communities plan, it constitutes official
26 county policy for the Highline area.

27 B. Any further changes and amendments to the plan
28 initiated by King County which relate to the Sea-Tac Airport
29 and its vicinity shall correspondingly change and amend the
30 Sea-Tac communities plan. All proposed changes and
31 amendments shall be transmitted to the Port of Seattle for
32 review and official consideration by the Port of Seattle
33 Commission prior to council approval.

1
2 C. In adopting the Highline communities plan, the council
3 recognizes that cooperation and action by others, including
4 but not limited to citizens, state and local agencies, is
5 essential for proper implementation.

6 D. The land use plan amendment attached to Ordinance 7291
7 as Appendix A, is adopted as an amendment to the Highline
8 communities plan.

9 E. An amendment to the Highline area zoning, attached to
10 Ordinance 7291 as Appendix B is adopted as the official
11 zoning control for that portion of unincorporated King County
12 defined therein.

13 F. An amendment to the Highline Area Zoning, attached to
14 Ordinance 7640 as Appendix A is adopted as the official
15 zoning control for that portion of unincorporated King County
16 defined therein.

17 G. The McMicken Heights Land Use Study, attached to
18 Ordinance 7490 as Appendix A, is adopted as an amplification
19 of the Highline communities plan.

20 H. The McMicken Heights Area Zoning, attached to Ordinance
21 7490 as Appendix B, is adopted as an amplification of the
22 Highline communities plan.

23 I. The Highline Plan Revision Study - Highline Community
24 Hospital attached to Ordinance 8138 as Appendix A, is adopted
25 as an amendment to the Highline Community Plan.

26 J. An amendment to the Highline Area Zoning, attached to
27 Ordinance 8138 as Appendix B, is adopted as the official
28 zoning control for that portion of unincorporated King County
29 defined therein.

1
2 K. The Highline Plan Revision Study - Olde Burien attached
3 to Ordinance 8251 as Appendix A, is adopted as an amendment
4 to the Highline Plan.

5 L. An amendment to the Highline Area Zoning, attached to
6 Ordinance 8251 as Appendix B is adopted as the official
7 zoning control for that portion of unincorporated King County
8 defined therein.

9 M. The "Sea-Tac communities plan," attached to Ordinance
10 2883, is adopted as an addendum to the comprehensive plan for
11 King County. As an amplification and augmentation of the
12 comprehensive plan, it constitutes official county policy for
13 the vicinity of Sea-Tac International Airport.

14 N. The Highline Plan Revision Study - Beverly Park,
15 attached to Ordinance 8822 as Appendix A, is adopted as an
16 amendment to the Highline Plan and to the Highline area
17 zoning as the official zoning control for that portion of
18 unincorporated King County defined therein.

19 O. The Highline Plan Revision Study - Strom, attached to
20 Ordinance 8863 as Appendix A, is adopted as an amendment to
21 the Highline Plan and to the Highline Area zoning as the
22 official zoning control for that portion of unincorporated
23 King County defined therein.

24 P. The Highline Plan Revision Study - Terrace View
25 attached to Ordinance 8922 as Appendix A, is adopted as an
26 amendment to the Highline Plan and to the Highline area
27 zoning as the official zoning control for that portion of
28 unincorporated King County defined therein.

29 Q. The Sea-Tac Area Update and Area Zoning, attached to
30 Ordinance 8996 as Attachment A is adopted as an amplification
31 and augmentation of the Comprehensive Plan and as such

1 constitutes official county policy for the geographic area
2 defined therein.

3 R. The Burien Activity Center update policies list,
4 attached to Ordinance 10430 as Appendix A, is adopted in its
5 entirety to provide future guidance to the new City of Burien
6 government and is an amplification and augmentation of the
7 Comprehensive Plan for King County and as such constitutes
8 official County policy for the geographic area defined
9 therein.

10 S. The Burien Activity Center Area Zoning attached to
11 Ordinance 10430 as Appendix B, is adopted as the official
12 zoning control for that portion of unincorporated King County
13 defined therein.

14 1. Amend Highline Community Plan Land use map by
15 designating the south 360 feet of tax lot 70 from Community
16 Facilities to Neighborhood Business.

17 2. Amend Highline Plan Area zoning by reclassifying the
18 south 360 feet of Tax lot 70 from Single family residential,
19 RS-7200 to Neighborhood Business BN-P.

20 3. Amend Highline Community Plan Land use map by
21 designating the northern portion of the Puget Sound Jr. High
22 School site from Community Facility to Park and Recreation.

23 4. Amend Highline Plan Area zoning by reclassifying the
24 Northern portion of the Puget Sound Jr. High School site from
25 RS-7200 and RM-900 to RS-7200-P.

26 5. Both portions of Puget Sound Jr. High School site are
27 subject to the following P-suffix conditions:

28 a. The existing structure on the site (the abandoned
29 school) shall be demolished before final approval for
30 redevelopment of any portion of the site may be granted; for

1 the purposes of this provision "final approval" shall mean
 2 prior to commencement of construction of any commercial
 3 structure, or final plat or short plat approval for any plat
 4 or short plat for residential or commercial purposes.

5 b. Landscaping adjacent to existing residential areas
 6 shall meet the Type II (Visual buffer) standards of the
 7 zoning code. On street frontages, landscaping shall meet
 8 Type IV (Open Area Landscaping) standards.

9 c. Enclosed/roofed truck loading bays;

10 d. No more than four access points to the site (two
 11 for auto, two for service/delivery);

12 e. A transit information station on the site;

13 f. Bicycle racks to be provided on the site;

14 g. Exterior lights should be directed away from and
 15 shrouded from residential areas to minimize glare.

16 T. The White Center Community Plan and Area Zoning, a
 17 bound and published document (Attachment I), as revised in
 18 the Attachments hereto enumerated below is adopted as an
 19 amplification and augmentation of the Comprehensive Plan for
 20 King County and as such constitutes official County policy
 21 for the geographic area of unincorporated King County defined
 22 therein:

23 Attachment II

24 White Center Community Action Plan tentatively approved
 25 Panel Amendments (August 29, 1994).

26 Attachment III

27 White Center Action Plan Technical Corrections dated
 28 October 28, 1994, adopted by the Council on November 7, 1994.

29 Attachment IV

30 Other amendments adopted by the Council on November 7,
 31 1994.

